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REDEVELOPMENT AGENCY of the City and County of San Francisco



Willie L. Brown, Jr., Mayor

Michelle W. Sexton, President
Ramon E. Romero, Vice-President
Mark Dunlop
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaqio, Commission Secretary



CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.sfgov.org/sfra

NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

Agenda Cancelled

**THERE WILL BE NO COMMISSION MEETING ON
JANUARY 6, 2004**

THE NEXT REGULAR MEETING WILL BE HELD ON

JANUARY 20, 2004

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JAN - 5 2004

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Prepared and mailed December 31, 2003

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President
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= A G E N D A

Tuesday, January 20, 2004 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of December 16, 2003
- (b) Authorizing a 60-day extension of the Third Amended and Restated Exclusive Negotiations Agreement with Fillmore Development Associates, LLC, a California limited liability company, for the Disposition and Development of Agency Parcel 732-A, located at the northeast corner of Fillmore and Eddy Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 1-2004)
- (c) Authorizing a Fourth Amendment to the Regulatory and Grant Agreement with Mary Elizabeth Inn, a California nonprofit public benefit corporation, and California Properties of Woman's Division, Inc., a California nonprofit public benefit corporation, to revise the schedule of performance to extend the construction completion date for the rehabilitation of 88 units of very-low income rental housing for women, located at 1040 Bush Street; Citywide Tax Increment Housing Program (Resolution No. 2-2004)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (d) Commending and expressing appreciation to Sean L. Spear for many years of dedicated service upon his departure from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 3-2004)

Action Taken: _____

Items 4 (e) and 4 (f) are related to the Agency Affordable Homeownership Program

Staff presentation estimated time: 10 minutes

(e) Restating and clarifying the authority of the Executive Director to (1) exercise the right of first refusal or option to purchase, (2) enter into a purchase and sale agreement, and (3) expend an amount not to exceed a total aggregate amount of \$500,000, adjusted annually, to repurchase and provide loans and grants to low- and moderate-income first-time home buyers in conjunction with each resale of Agency-assisted ownership units; all Redevelopment Project Areas (Resolution No. 4-2004)

Action Taken: _____

(f) Pursuant to California Health and Safety Code Section 33433(c)(1), requesting the Board of Supervisors to authorize the resale of Agency-assisted ownership units acquired with tax increment funds without Board hearing; all Redevelopment Project Areas (Resolution No. 5-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(g) Authorizing (1) an Operating Agreement with the Museum of the African Diaspora, a California nonprofit public benefit corporation, in an initial amount not to exceed \$450,000 per year and an aggregate amount of \$6,750,000 as adjusted by consumer price index changes, subject to appropriation, for a period of no more than fifteen years, and (2) consenting to the lease by the SF Museum Tower LLC, a Delaware limited liability company, as landlord, to the Museum of the African Diaspora, as tenant, of the cultural component in the St. Regis Museum Tower development under construction on a portion of Parcel EB-2A at the southeast corner of Third and Mission Streets; Yerba Buena Center Redevelopment Project Area (Resolution No. 6-2004)

Action Taken: _____

Items 4 (h) and 4 (i) are related to the Full Gospel Church project

Staff presentation estimated time: 10 minutes

(h) Authorizing a Third Amendment to the Owner Participation Agreement dated March 11, 1986 with the Full Gospel San Francisco Church, a California nonprofit corporation, for an approximately 4,050-square-foot expansion to an existing 10,900-square-foot, multipurpose building located at 1480 Ellis Street; Assessor's Block 724, Lot 33; Western Addition Redevelopment Project Area A-2 (Resolution No. 7-2004)

Action Taken: _____

(i) Conditionally approving the schematic design of the Full Gospel San Francisco Church for an approximately 4,050-square-foot expansion to the existing 10,900-square-foot, multipurpose building located at 1480 Ellis Street; Assessor's Block 724, Lot 33; Western Addition Redevelopment Project Area A-2 (Resolution No. 8-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(j) Authorizing the execution of a demolition contract with Ferma Corporation, a California corporation, in an amount not to exceed \$95,039, for demolition of the vacant, two-story wood-frame building located at 1345 Turk Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 9-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(k) Authorizing a First Amendment to the Letter Agreement with the Department of Public Works of the City and County of San Francisco, which increases the amount by \$250,000 for a total aggregate amount of \$430,000 for environmental and design work in furtherance of the Bayview Transportation Improvement Project; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Survey Area (Resolution No. 10-2004)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

CONTINUED FROM THE COMMISSION MEETING OF DECEMBER 16, 2003

Staff presentation estimated time: 5 minutes

(a) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.

Staff presentation estimated time: 10 minutes

(b) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: two potential cases.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President

Mark Dunlop, Vice-President

Leroy King

Kathryn C. Palamountain

Michelle W. Sexton

Darshan Singh

Benay Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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≡A G E N D A Tuesday, February 3, 2004 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of January 20, 2004

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Authorizing 1) a First Amendment to the Memorandum of Understanding and a First Amendment to the Grant Agreement with Bindlestiff Studio, a California nonprofit public benefit corporation, to increase the grant amount by \$84,645 for a total aggregate amount not to exceed \$225,035, and to extend the agreement period from June 30, 2004 to June 30, 2005, for additional predevelopment activities associated with a new community theater at the Plaza Apartments, to be constructed at 988-992 Howard Street; and 2) a First Amendment to the Fiscal Agent Contract with Tenants and Owners Development Corporation, a California nonprofit public benefit corporation, to act as fiscal agent for Bindlestiff Studio; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 11-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(c) Authorizing a First Amendment to the Letter Agreement with the Mayor's Office of Community Development for business development contracts with South of Market Foundation dba Urban Solutions to incorporate the Six on Sixth Economic Revitalization Program, and to increase the maximum amount payable by \$489,426, which includes a carry-over of \$457,926; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 12-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(d) Awarding contract RPSB 003-03 and Authorizing the execution of a construction contract with Dutra Construction Company, Inc., a California corporation, in an amount not to exceed \$2,520,539 for South Beach Park and Harbor Improvement Project (Marine Improvements); Rincon Point - South Beach Redevelopment Project Area (Resolution No. 13-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(e) Public hearing to hear all persons interested in the lease of land at 2445 Mariposa Street Authorizing: (1) the Agency's acceptance of land in lieu of repayment of a loan; (2) a ground lease with Mariposa Gardens II, L.P., a California limited partnership, for the Agency's interest in land at 2445 Mariposa Street, for 55 years with an extension option of 20 years; (3) a standby payment agreement with Mariposa Gardens II, L.P., a California limited partnership, and Citibank, FSB, a California corporation, in an amount not to exceed \$1,365,459, plus applicable interest and other associated costs, to guarantee the payment of certain private loan funds; and (4) related documents with related parties for the rehabilitation of 63 very low-income family rental units at the Mariposa Gardens Apartments, 2445 Mariposa Street, as part of the Agency's Housing Preservation Program; Citywide Tax Increment Housing (Resolution No. 14-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(f) Approving an operating budget not to exceed \$336,257 for the second year of the three-year Maintenance and Management Agreement with the Port of San Francisco, for the provision of maintenance and management services for Rincon Park; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 15-2004)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
 - (a) Pursuant to Government Code § 54956.9(a): Conference with Legal Counsel regarding litigation: Redevelopment Agency of the City and County of San Francisco v. Sarah Benton, et al., San Francisco County Superior Court, Case No. CGC 02-407994.
 - (b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Agency parcels 707-A, 726-A, 731-A, 749-C, 750-A, and a portion of Ellis Street, in the Western Addition Redevelopment Project Area A-2 and the party with whom the Agency may negotiate is Fillmore Properties LLC, a Delaware limited liability company. Agency negotiators: Marcia Rosen, Joanne Sakai, Tracie Reynolds, Don Capobres, and Denise Blades.
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

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Leroy King

Kathryn C. Palamountain

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Tuesday, February 17, 2004 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.

Staff presentation estimated time: 5 minutes

Closed Session meeting held on February 3, 2004

- (a) Pursuant to Government Code § 54956.9(a): Conference with Legal Counsel regarding litigation: Redevelopment Agency of the City and County of San Francisco v. Sarah Benton, et al., San Francisco County Superior Court, Case No. CGC 02-407994.
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of February 3, 2004

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Authorizing a tax increment loan agreement not to exceed \$1,118,344 with Mission Housing Development Corporation, a California nonprofit public benefit corporation, for the predevelopment of 104 units of very low-income senior housing under a ground lease on Central Freeway Parcel C, southwest corner of Golden Gate Avenue and Franklin Street, Western Addition A-2 Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 16-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(e) Authorizing a tax increment loan agreement not to exceed \$1,249,059 with A.F. Evans Company, Inc., a California corporation, and Chinatown Community Development Center, Inc., a California nonprofit public benefit corporation, for the predevelopment of 107 units of very low-income senior rental housing under a ground lease on Central Freeway Parcel A, southeast corner of Turk and Gough Streets, Western Addition Redevelopment Project Area A-2; Citywide Tax Increment Housing Program (Resolution No. 17-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(d) Awarding contract RPSB 004-03 and Authorizing the execution of a construction contract with Angotti & Reilly, Inc., a California corporation, in an amount not to exceed \$5,932,414 for South Beach Park and Harbor Improvement Project (building and site improvements); Rincon Point - South Beach Redevelopment Project Area (Resolution No. 18-2004)

Action Taken: _____

Items 4 (e) and 4 (f) are related to the Fillmore Jazz Preservation District Promotions Office

Staff presentation estimated time: 10 minutes

(e) Approving an operating budget for the Promotions Office for the Fillmore Jazz Preservation District, in an amount not to exceed \$296,380; Western Addition Redevelopment Project Area A-2 (Resolution No. 19-2004)

Action Taken: _____

(f) Authorizing a First Amendment to the Personal Services Contract with Cultural ID, a sole proprietor, to modify contract administration provisions related to consulting services for the Fillmore Jazz Preservation District; Western Addition Redevelopment Project Area A-2 (Resolution No. 20-2004)

Action Taken: _____

Items 4 (g), 4 (h), 4 (i), and 4 (j) are related to the Mission Bay North and South Owner Participation Agreements and Mission Bay South Design for Development

Staff presentation estimated time: 15 minutes

(g) Adopting environmental findings pursuant to the California Environmental Quality Act and State Guidelines in connection with amendments to the Mission Bay North Owner Participation Agreement, the Mission Bay South Owner Participation Agreement, and the Mission Bay South Design for Development; Mission Bay North and South Redevelopment Project Areas (Resolution No. 21-2004)

Action Taken: _____

(h) Authorizing a First Amendment to the Mission Bay North Owner Participation Agreement to provide for an additional 40 units of Agency sponsored affordable housing; to bring the marketing guidelines into conformance with federal fair housing laws; and to make technical corrections to the certificate of completion, transfer and subdivision mapping provisions; Mission Bay North Redevelopment Project Area (Resolution No. 22-2004)

Action Taken: _____

(i) Authorizing a First Amendment to the Mission Bay South Owner Participation Agreement to add 8,004 net sq. ft. of land acquired by Catellus within the South Plan Area into the OPA; to increase the amount of land to be contributed to the Agency for affordable housing by 3,854 sq. ft.; and to make technical corrections to the certificate of completion, transfer and subdivision mapping provisions; Mission Bay South Redevelopment Project Area (Resolution No. 23-2004)

Action Taken: _____

(j) Authorizing an amendment to the Mission Bay South Design for Development to allow a greater number of slimmer towers in the residential height zones, with no increase in maximum height, overall bulk, or number of units to be developed; to establish new requirements for stepbacks around residential parks; and to establish new guidelines to assist in the implementation of these revised standards; Mission Bay South Redevelopment Project Area (Resolution No. 24-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(k) Adopting environmental findings pursuant to the California Environmental Quality Act and Approving the Block 8-10a Major Phase Submission in the Mission Bay South Redevelopment Project Area pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay South Redevelopment Project Area (Resolution No. 25-2004)

Action Taken: _____

Staff presentation estimated time: 15 minutes

(l) Workshop on the staff's recommended implementation of SB 2113

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President

8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

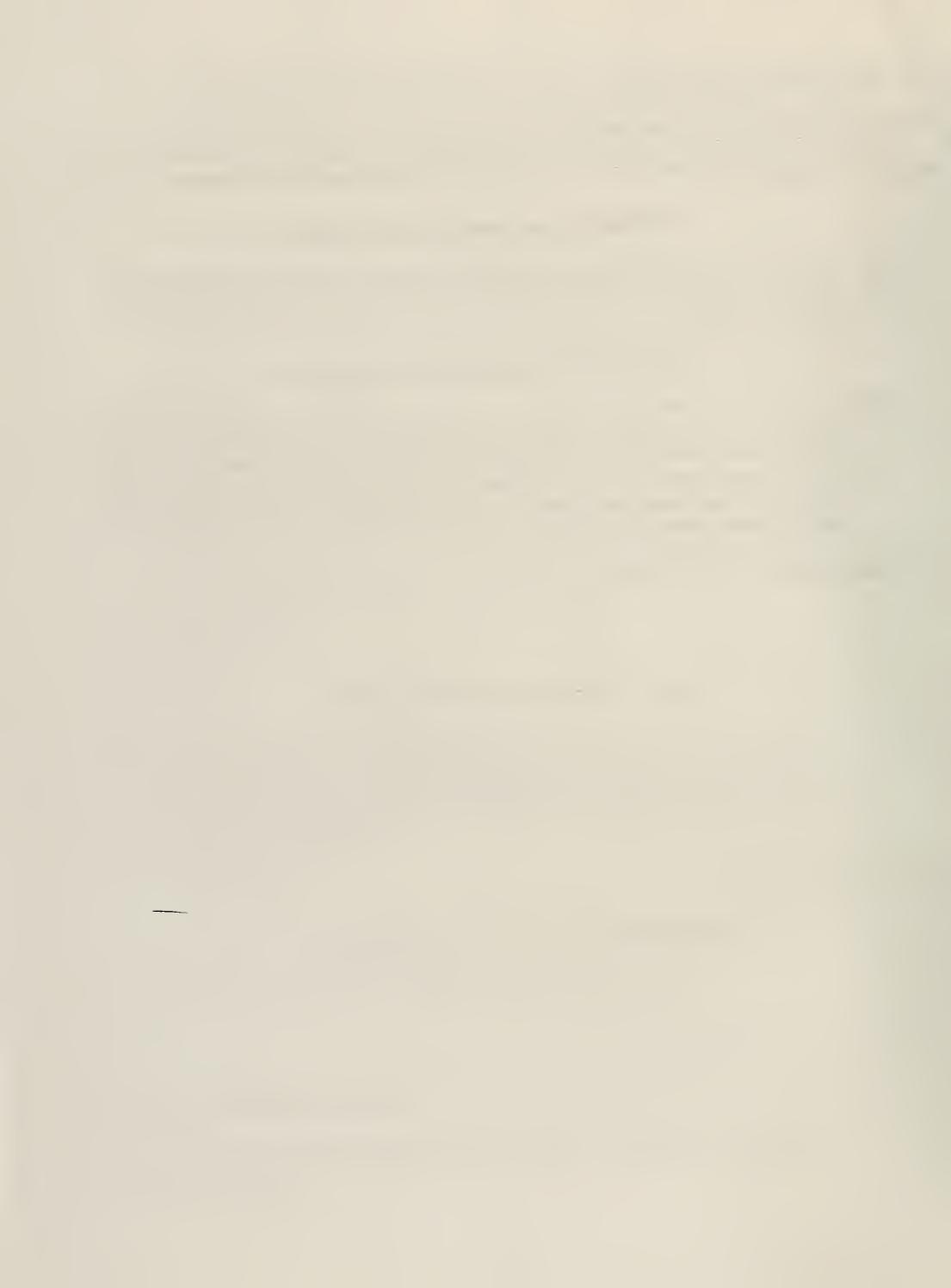
Staff presentation estimated time: 5 minutes

- (a) Pursuant to Government § Section 54956.9(a): Conference with Legal Counsel regarding litigation: Song, et al. v. Jin Construction and Electric Co., et al., U.S. District Court Case Number: C 03 2580 SI

Staff presentation estimated time: 10 minutes

- (b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Agency parcel 732-A located on Fillmore Street, between Ellis and Eddy Streets, Western Addition Redevelopment Project Area A-2 and the party with whom the Agency may negotiate is Fillmore Development Associates. Agency negotiators: Marcia Rosen, Joanne Sakai, Olson Lee, Tracie Reynolds, Shirley Wysinger and Ricky Tijani.

11. Adjournment



REDEVELOPMENT AGENCY of the City and County of San Francisco



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Tuesday, March 2, 2004 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.

Staff presentation estimated time: 5 minutes

Closed Session meeting held on February 17, 2004

(a) Pursuant to Government Code § 54956.9(a): Conference with Legal Counsel regarding litigation: Song, et al. v. Jin Construction and Electric Co., et al., U.S. District Court Case Number: C 03 2580 SI

3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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(a) Approval of Minutes: Meeting of February 17, 2004

(b) Authorizing a First Amendment to the ground lease with AR Preservation, L.P., a California limited partnership, to revise the schedule of performance for the rehabilitation of 179 units of very low-income housing at the Alexander Residence, 230 Eddy Street as part of the Agency's Housing Preservation Program; Citywide Tax Increment Affordable Housing Program (Resolution No. 26-2004)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 50 minutes

(c) Workshop on the Agency's fiscal year 2004/05 Budget

Presentations: Mission Bay North and South Project Areas
 Rincon Point – South Beach Project Area
 Hunters Point Shipyard Project Area
 Hunters Point/India Basin Project Areas
 South of Market Project Area
 Yerba Buena Center Project Area
 Western Addition A-2 Project Area
Survey Areas: Bayview Hunters Point
 Mid-Market
 Transbay
Affordable Housing Program

The Redevelopment Agency Commission will consider approval of the Agency's 2004/2005 budget at its March 16th Commission meeting.

Staff presentation estimated time: 10 minutes

(d) Conditionally Approving the Amended Combined Basic Concept and Schematic Design for Parcel 2 of Block N3a, a 98-unit residential project in the Mission Bay North Redevelopment Project Area, pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay North Redevelopment Project Area (Resolution No. 27-2004)

Action Taken: _____

Items 4 (e) and 4 (f) are related to the Derek Silva Community Residence

Staff presentation estimated time: 10 minutes

(e) Authorizing a Housing Opportunities for Persons With AIDS Capital Loan Agreement with Mercy Housing West, a California nonprofit corporation, in an amount not to exceed \$631,214 for the rehabilitation of 68 very low-income rental units at the Derek Silva Community Residence, 1580-1598 Market Street (Resolution No. 28-2004)

Action Taken: _____

(f) Authorizing a First Amendment to the ground lease with Mercy Housing California XVII, a California limited partnership, to clarify the annual rental payments, for the Derek Silva Community, 1580-1598 Market Street (Resolution No. 29-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(g) Authorizing an Amended and Restated Disposition and Development Agreement and a First Amendment to the Regulatory and Grant Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc., a California non-profit public benefit corporation, to increase the grant by an amount not to exceed \$1,267,865 for a total aggregate amount of \$4,026,151, in conjunction with the development of a 54-unit senior assisted living facility, 1881 Bush Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 30-2004)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54957.6 to instruct Agency designated representatives to negotiate with San Francisco Redevelopment Employee Association (Professional/ Technical Unit), Service Employees International Union (SEIU) Local 790, and International Federation of Professional and Technical Engineers (IFPTE) Local 21. Agency negotiators: Marcia Rosen, Ayisha Benham, James B. Morales, and Ora Meacham.

Staff presentation estimated time: 10 minutes

- (b) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.

Staff presentation estimated time: 10 minutes

- (c) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Agency parcel 732-A located on Fillmore Street, between Ellis and Eddy Streets, Western Addition Redevelopment Project Area A-2 and the party with whom the Agency may negotiate is Fillmore Development Associates. Agency negotiators: Marcia Rosen, Joanne Sakai, Olson Lee, Tracie Reynolds, Shirley Wysinger and Ricky Tijani.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President

Leroy King

Kathryn C. Palamountain

Michelle W. Sexton

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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MAR 12 2004

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A G E N D A

Tuesday, March 16, 2004 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of March 2, 2004

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Approving the proposed Budget for the period July 1, 2004 through June 30, 2005 and Authorizing the Executive Director to submit the Budget to the Mayor's Office (Resolution No. 31-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Authorizing a one-month extension of the Third Amended And Restated Exclusive Negotiations Agreement with Fillmore Development Associates, LLC, a California limited liability company, for the proposed mixed-use project at Parcel 732-A, located at the northeast corner of Fillmore and Eddy Streets; and approving the developer's new membership structure; Western Addition Redevelopment Project Area A-2 (Resolution No. 32-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(d) Authorizing a Personal Services Contract with Van Gelder Enterprises, Inc., a California corporation, in an amount not to exceed \$99,865.00 to provide bird abatement and clean up services at the former Municipal Substation located at 1140 Fillmore Street; Western Addition Approved Redevelopment Project Area A-2 (Resolution No. 33-2004)

Action Taken: _____

Items 4 (e) and 4 (f) are related to the Mission Bay South Design for Development

Staff presentation estimated time: 10 minutes

(e) Adopting environmental findings pursuant to the California Environmental Quality Act and Authorizing an amendment to the Mission Bay South Design for Development to increase the maximum parking to 2 spaces per 1,000 gross square feet of Life Science/Biotechnology space; Mission Bay South Redevelopment Project Area (Resolution No. 34-2004)

Action Taken: _____

(f) Adopting environmental findings pursuant to the California Environmental Quality Act and Authorizing a Second Amendment to the Mission Bay North Owner Participation Agreement to amend the scope of development to decrease allowable residential development from 3,000 to 2,900 units and allowable retail development from 500,000 to 200,000 leasable square feet; Mission Bay North Redevelopment Project Area (Resolution No. 35-2004)

Action Taken: _____

Items 4 (g) and 4 (h) are related to the 10th and Mission Street project

Staff presentation estimated time: 10 minutes

(g) Authorizing a Tax Increment Loan Agreement with Mercy Housing California XIV, a California limited partnership, in an amount not to exceed \$7,865,955, for acquisition, holding, and predevelopment of approximately 126 very low income family rental units, and one manager's unit, at 10th and Mission Streets, Block 3508, Lots 13, 26 and 27; Mid-Market Redevelopment Survey Area (Resolution No. 36-2004)

Action Taken: _____

(h) Authorizing a Tax Increment Grant Agreement with Mercy Housing California, a California nonprofit, public benefit corporation, in an amount not to exceed \$3,572,214, for acquisition, holding, and predevelopment of approximately 103 very low income senior rental units, and one manager's unit, at 9th and Jessie Streets, Block 3508, Lots 13, 26 and 27; Mid-Market Redevelopment Survey Area (Resolution No. 37-2004)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.

Staff presentation estimated time: 10 minutes

- (b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment for acquisition of property. The property under consideration is 65-83 6th Street, Assessor Block No. 3704, Lot 026. The party with whom the Agency may negotiate is Ralph & Eva Kazanjian. Agency negotiators: Olson Lee, Bill Carney, Isabella Wong and Vanessa Dandridge.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President
Leroy King
Kathryn C. Palamountain
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A G E N D A

Tuesday, April 6, 2004 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of March 16, 2004

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Authorizing an Eighth Amendment to the Operating Agreement with Zeum, a California nonprofit public benefit corporation to defer repayment of the \$91,000 portion of previous advances to Zeum which is due in fiscal year 2003-04 and provide for repayment of the entire \$910,000 in previous advances by pro-rata reductions of the Agency's quarterly funding amounts over the next nine years starting in fiscal year 2004-05; Yerba Buena Center Redevelopment Project Area (Resolution No. 38-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Approving a personal services contract with OLMM Consulting Engineers, a California corporation, in an amount not to exceed \$404,380, to prepare seismic retrofit construction documents for the Municipal Railway Substation Building at 1140 Fillmore Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 39-2004)

Action Taken: _____

Staff presentation estimated time: 5 minutes

(d) Authorizing the issuance of Lease Revenue Refunding Bonds, Series 2004 (George R. Moscone Convention Center) in an amount not to exceed \$43,000,000, the execution and delivery of a Trust Agreement and an Amended and Restated Project Lease, and Authorizing and directing certain related actions; Yerba Buena Center Redevelopment Project Area (Resolution No. 40-2004)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 20 minutes

(a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to terms with regard to negotiations with the United States Navy for the conveyance of Hunters Point Shipyard. Agency and City negotiators: Marcia Rosen, Joanne Sakai, Don Capobres, Jesse Blout and Michael Cohen.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President
Leroy King
Kathryn C. Palamountain
Michelle W. Sexton
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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Tuesday, April 20, 2004 • 4:00 p.m.

04-19-04 P04:07 RCvD

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of April 6, 2004
- (b) Authorizing a Second Amendment to an Exclusive Negotiations Agreement with San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, to extend the expiration from May 30, 2004 to September 30, 2004, leading to a long term ground lease of 4800 Third Street, within the Bayview Hunters Point Redevelopment Survey Area, for the development of very low income rental housing and ground floor commercial space; Citywide Tax Increment Housing Program (Resolution No. 41-2004)
- (c) Authorizing a First Amendment to the 2003-2004 Fiscal Agent Agreement with the County of Marin in an amount not to exceed \$60,000, for a total aggregate amount of \$528,000; Housing Opportunities for Persons With AIDS Program (Resolution No. 42-2004)
- (d) Authorizing a first amendment to the Letter Agreement with the Department of Public Works, Bureau of Construction Management, to provide environmental, geotechnical and engineering services on an as-needed basis, which extends the term of the agreement by 12 months; all redevelopment project and survey areas and other designated sites (Resolution No. 43-2004)
- (e) Authorizing an extension for time of completion for contract RPSB 002-03 with I.M.R. Roofing Corporation, a California corporation, from March 16, 2004 to June 30, 2004 for South Beach Harbor Pier 40 shed improvements; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 44-2004)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

(f) Certifying a Final Environmental Impact Statement/Final Environmental Impact Report for the Transbay Terminal/Caltrain Downtown Extension Redevelopment Project; Transbay Redevelopment Survey Area (Resolution No. 45-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(g) Authorizing the execution of a Notice of Early Termination Agreement with Charles H. Breidinger and John E. Breidinger, as tenants in common, owners of property located at 1375 Evans Avenue, Assessor's Block 5237, Lots 13, 14 and 15; India Basin Industrial Park Approved Redevelopment Project Area (Resolution No. 46-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(h) Authorizing 1) the receipt and disbursement of \$50,000 in SB 307 grant funds from the State Department of Parks and Recreation; and 2) a Personal Services Contract with Japantown Task Force, Inc., a California nonprofit public benefit corporation, in an amount not to exceed \$50,000, for a cultural preservation report for San Francisco's Japantown in accordance with SB 307's provisions; Western Addition Redevelopment Project Area A-2 (Resolution No. 47-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(i) Approving a conditional use authorization to allow Supperclub San Francisco, LLC, a California limited liability company, to operate a nighttime entertainment use at 657 Harrison Street; Yerba Buena Center Redevelopment Project Area (Resolution No. 48-2004)

Action Taken: _____

Staff presentation estimated time: 5 minutes

(j) Establishing Park Rules for the Mission Bay Open Space System; Mission Bay North and South Redevelopment Project Areas (Resolution No. 49-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(k) Workshop on the Basic Concept Design of Mission Street Senior Housing, 1400 Mission Street at Tenth Street; Mid-Market Redevelopment Survey Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
 - (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators regarding terms of a lease with Carmen's Restaurant regarding the site located at Pier 38/40 in the Rincon Point - South Beach Redevelopment Project Area. Agency negotiators: Marcia Rosen, Amy Neches, Tracie Reynolds and Judy Eng.
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President

Mark Dunlop, Vice-President

Leroy King

Kathryn C. Palamontain

Michelle W. Sexton

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanquaquo, Commission Secretary



Bayview Opera House (Ruth Williams Memorial Theater)

4705 Third Street (between Newcomb & Oakdale Avenues)
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PLEASE NOTE CHANGE OF MEETING DAY, TIME & LOCATION

SPECIAL MEETING

04-27-04 A10 25 PCV

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Thursday, April 29, 2004 • 6:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in the Bayview Opera House (Ruth Williams Memorial Theater), 4705 Third Street, between Newcomb and Oakdale Avenues, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. Accessible MUNI lines serving this location are: #15 Third, #23 Monterey, # 24 Divisadero, #44 O'Shaunessy, and #54 Williams. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible street parking on Third Street, Newcomb and Oakdale Avenues.
4. The following services are available by calling Erwin R. Tanquaquo at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **None.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

REGULAR AGENDA

- (a) Adopting environmental findings pursuant to the California Environmental Quality Act and authorizing execution of the following documents with the United States Department of the Navy concerning the former Hunters Point Naval Shipyard site: (1) the Conveyance Agreement, (2) the Security Services Cooperative Agreement, and (3) ancillary related documents; and authorizing related actions; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 50-2004)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President

Mark Dunlop, Vice-President

Leroy King

Kathryn C. Palamountain

Michelle W. Sexton

Darshan Singh

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Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A
Tuesday, May 4, 2004 • 4:00 p.m.

05-03-04 A10-5 R01

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of April 20, 2004

Action Taken: _____

BEFORE THE REGULAR ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Authorizing the execution of loan agreements in an aggregate principal amount not to exceed \$60,000,000 relating to the issuance of 2004 Series C Tax Allocation Revenue Bonds and 2004 Series D Taxable Tax Allocation Revenue Bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the final official statement relating to the bonds, and authorizing and approving other matters properly relating thereto; Hunters Point Redevelopment Project Area, India Basin Industrial Park Redevelopment Project Area, Rincon Point - South Beach Redevelopment Project Area, Western Addition Redevelopment Project Area A-2, And Yerba Buena Center Redevelopment Project Area (Resolution No. 51-2004)

Action Taken: _____

Staff presentation estimated time: 5 minutes

(c) Commending and expressing appreciation to Beverly Marino for her services upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 52-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(d) Authorizing an increase of \$1,000,000 to the Basement and Sidewalk Enhancement Program for a total aggregate amount not to exceed \$2,000,000 to provide funds to property owners for structural support for improved sidewalks along Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 53-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(e) Conditionally approving the schematic design submitted by Fillmore Development Associates, LLC, a California limited liability company, for Agency Parcel 732-A, located at the northeast corner of Fillmore and Eddy Streets; Western Addition Redevelopment Area A-2 (Resolution No. 54-2004)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

(a) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.

Staff presentation estimated time: 10 minutes

(b) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding existing litigation: Won Woong Im, et al. v. Jin Construction & Electric Co., et al., United States District Court Case No. C 04-01038 SI.

Staff presentation estimated time: 10 minutes

(c) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators regarding terms of a lease with the Mexican Museum regarding the site located on the east side of Jessie Square on Central Block One in the Yerba Buena Center Redevelopment Project Area. Agency negotiators: Marcia Rosen, William Carney, Amy Nechoes, Tracie Reynolds, and Judy Eng.

Staff presentation estimated time: 10 minutes

(d) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators regarding terms of the Disposition and Development Agreement with the Contemporary Jewish Museum regarding the Jessie Street Substation site located on the north side of Jessie Square on Central Block One in the Yerba Buena Center Redevelopment Project Area. Agency negotiators: Marcia Rosen, William Carney, Amy Nechoes, Tracie Reynolds, and Judy Eng.

11. Adjournment

City and County of San Francisco REDEVELOPMENT FINANCING AUTHORITY



Gavin Newsom, Mayor

Ramon E. Romero, Chairman

Mark Dunlop, Vice-Chairman

Leroy King

Kathryn C. Palamountain

Michelle W. Sexton

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanquaquio, Secretary



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NOTICE OF SPECIAL MEETING

Tuesday, May 4, 2004

NOTICE IS HEREBY GIVEN that the Board of Directors of the City and County of San Francisco Redevelopment Financing Authority (the "Authority") will hold a Special Meeting on **Tuesday, May 4, 2004**, at the hour of 4:00 p.m., or as soon thereafter as the matter may be considered, in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco, California 94102. The business to be transacted at this meeting consists of:

1. Election of Officers (calendar year 2004): Chairman, Vice-Chairman, Secretary and Treasurer.
2. Matters of New Business:

Staff presentation estimated time: 5 minutes

- (a) Resolution No. 1-2004, Appointing signatories to execute duly authorized contracts, instruments, agreements or any other documents in the name of and on behalf of the Financing Authority.

Action Taken: _____

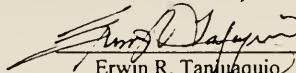
Staff presentation estimated time: 10 minutes

- (b) Resolution No. 2-2004, Authorizing the issuance of 2004 Series C Tax Allocation Revenue Bonds and 2004 Series D Taxable Tax Allocation Revenue Bonds in an initial aggregate principal amount not to exceed \$60,000,000; approving forms of indentures of trust, loan agreements and an official statement, authorizing the competitive sale of the bonds, and authorizing and approving other matters properly relating thereto.

Action Taken: _____

3. Adjournment

Members of the public have a right to comment on the matter(s) described above before consideration of the item.


Erwin R. Tanquaquio
Secretary

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President
Leroy King
Kathryn C. Palamountain
Michelle W. Sexton
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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≡A G E N D A
Tuesday, May 18, 2004 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**

BEFORE THE REGULAR ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

3. Matters of Unfinished Business

CONTINUED FROM THE MAY 4, 2004 COMMISSION MEETING

Staff presentation estimated time: 10 minutes

- (a) Authorizing the execution of loan agreements in an aggregate principal amount not to exceed \$60,000,000 relating to the issuance of 2004 Series C Tax Allocation Revenue Bonds and 2004 Series D Taxable Tax Allocation Revenue Bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the final official statement relating to the bonds, and authorizing and approving other matters properly relating thereto; Rincon Point - South Beach Redevelopment Project Area, Western Addition Redevelopment Project Area A-2, Yerba Buena Center Redevelopment Project Area, and Merged Embarcadero-Lower Market (Golden Gateway) Redevelopment Project Area/South of Market Earthquake Recovery Redevelopment Project Area/Federal Office Building Project Area (Resolution No. 51-2004)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Special meeting of April 29th and regular meeting (including special meeting of the Redevelopment Financing Authority) of May 4, 2004

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

(b) Adopting a Preliminary Negative Declaration for the Western Addition A-2 Plan Amendment; Western Addition Redevelopment Project Area A-2 (Resolution No. 55-2004)

Action Taken: _____

Items 4 (c) and 4 (d) are related to the Parcel 732-A project

Staff presentation estimated time: 10 minutes

(c) Authorizing a Disposition and Development Agreement with Fillmore Development Associates, LLC, a California limited liability company, which includes modifications of density requirements, for the proposed mixed-use project at Parcel 732-A, located at the northeast corner of Fillmore and Eddy Streets; and making findings under the California Environmental Quality Act and pursuant to California Health and Safety Code Section 33445; Western Addition Redevelopment Project Area A-2 (Resolution No. 56-2004)

Action Taken: _____

(d) Authorizing the Executive Director to enter into a Predevelopment Loan Agreement with Fillmore Development Associates, LLC, a California limited liability company, in an amount not to exceed \$1,250,000, for a proposed mixed-use project at Parcel 732-A, located at the northeast corner of Fillmore and Eddy Streets; Western Addition Redevelopment Project Area A-2 (Resolution No. 57-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(e) Authorizing a First Amendment to the Sublease Agreement with Carmen and Benito Solis, doing business as Carmen's Restaurant, on a portion of the bulkhead building and property located at Pier 38/40; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 58-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(f) Authorizing a First Amendment to the Predevelopment Loan Agreement with Bridge Housing Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$2,332,990 for a total aggregate amount not to exceed \$2,532,990, for the development of approximately 132 units of very low-income senior rental housing and 118 units of low-income ownership units at 5600 Third Street; Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 59-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(g) Public hearing to hear all persons interested in the Implementation Plan for the Federal Office Building Redevelopment Project Area

Adoption of an Implementation Plan for the Federal Office Building Redevelopment Project; Federal Office Building Redevelopment Project Area (Resolution No. 60-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(h) Approving a fiscal year 2004-2005 budget for the South of Market Project Area Committee in an amount not to exceed \$188,076 and authorizing a Second Amendment to the Personal Services Contract with the San Francisco Community Clinic Consortium, a California non-profit public benefit corporation, to extend the contract by one year and to increase the maximum amount payable by \$175,833 for an aggregate amount not to exceed \$524,937, subject to funding approval by the Board of Supervisors; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 61-2004)

Action Taken: _____

Staff presentation estimated time: 5 minutes

(i) Commending and expressing appreciation to William Carney for his services on the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 62-2004)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

(a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to renegotiation of the Disposition and Development Agreement and related documents. The property is located at 1881 Bush Street, San Francisco, California, 94109, Parcels 674 -C & F, Western Addition A-2 and the owner of the property with whom the Agency may negotiate with is Japanese American Religious Federation Assisted Living Facility, Inc. and its lender National Cooperative Bank Development Corporation. Agency negotiators: Olson Lee, Judy, Eng, David Sobel and Tracie Reynolds.

11. Adjournment

City and County of San Francisco REDEVELOPMENT FINANCING AUTHORITY



Gavin Newsom, Mayor

Ramon E. Romero, Chairman
Leroy King, Vice-Chairman
Mark Dunlop
Kathryn C. Palamountain
Michelle W. Sexton
Darshan Singh
Benny Y. Yee

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NOTICE OF SPECIAL MEETING

Tuesday, May 18, 2004

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1. Matters of Unfinished Business:

CONTINUED FROM THE MAY 4, 2004 SPECIAL FINANCING AUTHORITY MEETING

Staff presentation estimated time: 10 minutes

(a) Resolution No. 2-2004, Authorizing the issuance of 2004 Series C Tax Allocation Revenue Bonds and 2004 Series D Taxable Tax Allocation Revenue Bonds in an initial aggregate principal amount not to exceed \$60,000,000, approving forms of indentures of trust, loan agreements and an official statement, authorizing the competitive sale of the bonds, and authorizing and approving other matters properly relating thereto.

Action Taken: _____

2. Matters of New Business: None.

3. Persons wishing to address the Financing Authority on non-agenda, but Authority-related matters.

4. Adjournment

Members of the public have a right to comment on the matter(s) described above before consideration of the item.

A handwritten signature in black ink, appearing to read 'Erwin R. Tanjuaquio'.
Erwin R. Tanjuaquio
Secretary

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President

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Tuesday, June 1, 2004 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular meeting (including special meeting of the Redevelopment Financing Authority) of May 18, 2004
- (b) Authorizing a Second Amendment to the Personal Services Contract with EIP Associates, a for profit California corporation, to extend the term of the contract from June 30, 2004 to March 15, 2005, to complete an environmental impact report on the Bayview Hunters Point Redevelopment Plan Amendments; Hunters Point Redevelopment Project Area, India Basin Industrial Park Redevelopment Project Area, Bayview Hunters Point Redevelopment Survey Area (Resolution No. 63-2004)

Action Taken: _____

REGULAR AGENDA

Items 4 (c) and (d) are related to the HOPWA Fiscal Agent Agreements with San Mateo and Marin

Staff presentation estimated time: 10 minutes

- (c) Authorizing a 2004-2005 Fiscal Agent Agreement with the County of San Mateo in an amount not to exceed \$1,024,000, from July 1, 2004 to June 30, 2005, as part of the Housing Opportunities for Persons With AIDS Program (Resolution No. 64-2004)

Action Taken: _____

- (d) Authorizing a 2004-2005 Fiscal Agent Agreement with the County of Marin in an amount not to exceed \$877,480, from July 1, 2004 to June 30, 2005, as part of the Housing Opportunities for Persons With AIDS Program (Resolution No. 65-2004)

Action Taken: _____

Items 4 (e) – 4 (i) are related to the Agency's Annual HOPWA Funding of Licensed Residential Care Facilities for the Chronically Ill (RCFCI)

Staff presentation estimated time: 15 minutes

(e) Authorizing a Housing Opportunities For Persons With AIDS Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, in an amount not to exceed \$4,350,060, for July 1, 2004 to June 30, 2007, contingent upon program considerations, availability of funds and performance, for the Leland House, located at 141 Leland Avenue, to provide program operating and service costs for people living with HIV/AIDS (Resolution No. 66-2004)

Action Taken: _____

(f) Authorizing a Housing Opportunities For Persons With AIDS Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, in an amount not to exceed \$2,130,756, for July 1, 2004 to June 30, 2007, contingent upon program considerations, availability of funds and performance, for the Peter Claver Community Facility located at 1340 Golden Gate Avenue, to provide program operating and service costs for people living with HIV/AIDS (Resolution No. 67-2004)

Action Taken: _____

(g) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Dolores Street Community Services, a California nonprofit public benefit corporation, in an amount not to exceed \$1,438,050, for July 1, 2004 to June 30, 2007, contingent upon program considerations, availability of funds and performance, for the Richard M. Cohen Residence, located at 220 Dolores Street, to provide program operating and service costs for people living with HIV/AIDS (Resolution No. 68-2004)

Action Taken: _____

(h) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Larkin Street Youth Services, a California nonprofit public benefit corporation, in an amount not to exceed \$1,044,432, for July 1, 2004 to June 30, 2007, contingent upon program considerations, availability of funds and performance, for its assisted care facility at 129 Hyde Street to provide program operating and service costs for youth living with HIV/AIDS (Resolution No. 69-2004)

Action Taken: _____

(i) Authorizing a Housing Opportunities For Persons With AIDS Supportive Services Agreement with Maitri, a California nonprofit public benefit corporation, in an amount not to exceed \$1,476,501, for July 1, 2004 to June 30, 2007, contingent upon program considerations, availability of funds and performance, for its residential care facility located at 401 Duboce Street, to provide program operating and service costs for people living with HIV/AIDS (Resolution No. 70-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(j) Authorizing a Second Amendment to the Rental Subsidy Agreement with the Housing Authority of the City and County of San Francisco, to increase compensation by an amount not to exceed \$210,000, for a total aggregate amount not to exceed \$3,460,000, to provide rental assistance for the second year of a three year contract for July 1, 2002 to June 30, 2005; Housing Opportunities for Persons With AIDS Program (Resolution No. 71-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(k) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, in an amount not to exceed \$260,000 for July 1, 2004 to June 30, 2005, to provide supportive services related to the HOPWA Rental Subsidy Program (Resolution No. 72-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(l) Authorizing the Executive Director to expend a Housing Opportunities for Persons With AIDS (HOPWA) Special Projects of National Significance award and HOPWA formula allocation funds in an amount not to exceed \$1,634,000, for July 1, 2004 to June 30, 2007, for supportive services and rental subsidies, through a HOPWA Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit corporation, for the HOPWA Partial Rent Subsidy Program (Resolution No. 73-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(m) Authorizing the execution of a three year Personal Services Contract with Williams, Adley & Company, a Delaware for profit limited liability partnership, to perform annual audits of the Agency's financial statements for fiscal years ending June 30, 2004, 2005 and 2006 and to provide consultation services for the new standard government reporting requirements for an amount not to exceed \$298,000 (Resolution No. 74-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(n) Approving a fiscal year 2004-2005 budget for the Bayview Hunters Point Project Area Committee in an amount not to exceed \$154,445 and Authorizing a First Amendment to a Personal Services Contract for administrative support and operations services for the Bayview Hunters Point Project Area Committee with Bayview Opera House, Inc., a California nonprofit corporation, to extend the term of the contract from June 30, 2004 to June 30, 2005 and allocate funds not to exceed \$154,445, for a total aggregate amount not to exceed \$354,445; Hunters Point Redevelopment Project Area, Bayview Hunters Point Redevelopment Survey Area (Resolution No. 75-2004)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President

Mark Dunlop, Vice-President

Leroy King

Kathryn C. Palamountain

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56-14-1470

ACCESSIBLE MEETING POLICY

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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of June 1, 2004
- (b) Authorizing payment of \$65,000 to the Human Rights Commission of the City and County of San Francisco, for the Agency's share of the cost of the City-wide Surety Bond Program (Resolution No. 76-2004)
- (c) Approving an amendment to the overall development plan for Parcel X4 to extend the schedule of performance, pursuant to an Owner Participation Agreement with ECOR-SF Holdings, Inc., a Delaware corporation; Mission Bay South Redevelopment Project (Resolution No. 77-2004)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (d) Authorizing an Agency Agreement with the Treasure Island Development Authority, a public body, corporate and politic, for the provision of Agency staff services to the Treasure Island Development Authority, for a term not to exceed one year (Resolution No. 78-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(e) Authorizing an Amended and Restated Operating Agreement with the Yerba Buena Center for the Arts, a California nonprofit public benefit corporation, with a first extended term of fifteen years in an amount not to exceed \$3,555,000 per year and a total aggregate amount not to exceed \$53,325,000 during such first extended term, payable from applicable lease revenues and subject to the availability of funds; Yerba Buena Center Redevelopment Project Area (Resolution No. 79-2004)

Action Taken: _____

Items 4 (f) and 4 (g) are related to the 837 Turk Street project

Staff presentation estimated time: 10 minutes

(f) Authorizing an Owner Participation Agreement with 801 Elm Street, LLC, a California limited liability company, for the proposed development of 28 condominium units at 837 Turk Street, located between Gough and Franklin Streets (Assessor's Block 761, Lot 26 and a portion of Lot 27); Western Addition Redevelopment Project Area A-2 (Resolution No. 80-2004)

Action Taken: _____

(g) Conditionally approving the schematic design for 837 Turk Street, located between Gough and Franklin Streets (Assessor's Block 761, Lot 26 and a portion of Lot 27); Western Addition Redevelopment Project Area A-2 (Resolution No. 81-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(h) Authorizing a Personal Services Contract with the San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$285,000, for homeowner assistance and housing development activities, as part of the Agency's Citywide Tax Increment Housing Program (Resolution No. 82-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(i) Authorizing the execution of an Amended and Restated Loan Agreement with Agonafer Shiferaw, doing business as Rasselas Jazz Club, that restructures the repayment schedule and modifies the subordination provisions for an existing \$1,005,000 tenant improvement loan associated with 1534-40 Fillmore Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 83-2004)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
 - (a) Applicability of the Agency's Affordable Housing Participation Policy to the proposed development at 1521 Sutter Street.
9. Commissioners' Questions and Matters
10. Closed Session
 - (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Agency parcels 729 A1, B, and portions of 3 (Assessor's Block No. 729, a portion of Lot 44), 1210 Scott Street, Western Addition Redevelopment Project Area A-2 and the party with whom the Agency may negotiate is the Jewish Community High School of the Bay. Agency negotiators: Marcia Rosen, Joanne Sakai, Olson Lee, Tracie Reynolds, and Shirley Wysinger.
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President
Leroy King
Kathryn C. Palamountain
Michelle W. Sexton
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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SAN FRANCISCO, CA 94102
www.sfgov.org/sfra

NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

≡ agenda
≡ cancelled

THERE WILL BE NO COMMISSION MEETING ON
DOCUMENTS DEPT.

JULY 6, 2004

JUL - 2 2004

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THE NEXT REGULAR MEETING WILL BE HELD ON

JULY 20, 2004

07-02-04 POU 25 Rev. 1

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President
Leroy King
Kathryn C. Palamountain
Michelle W. Sexton
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
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A G E N D A
Tuesday, July 20, 2004 • 4:00 p.m.

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07-19-04 P0 24

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.

Staff presentation estimated time: 5 minutes

Closed Session meeting held on June 15, 2004

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Agency parcels 729 A1, B, and portions of 3 (Assessor's Block No. 729, a portion of Lot 44), 1210 Scott Street, Western Addition Redevelopment Project Area A-2 and the party with whom the Agency may negotiate is the Jewish Community High School of the Bay. Agency negotiators: Marcia Rosen, Joanne Sakai, Olson Lee, Tracie Reynolds, and Shirley Wysinger.

3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of June 15, 2004
- (b) Authorizing a Third Amendment to the Owner Participation Agreement with the Roman Catholic Welfare Corporation, a California nonprofit religious corporation, to revise the performance schedule for Phase 4 of the project located on Lots 1, 14, and 16 of Assessor's Block 737; Western Addition Redevelopment Project Area A-2 (Resolution No. 84-2004)
- (c) Authorizing a Fifth Amendment to the Regulatory and Grant Agreement with Mary Elizabeth Inn, a California nonprofit public benefit corporation, and California Properties of Woman's Division, Inc., a California nonprofit public benefit corporation, to revise the schedule of performance for the rehabilitation of 88 units of very-low income rental units at 1040 Bush Street, Citywide Tax Increment Housing Program (Resolution No. 85-2004)
- (d) Authorizing the Executive Director to enter into a Letter Agreement between the Redevelopment Agency of the City and County of San Francisco and Safeway Inc., WCP I, and WCP II to temporarily modify the use restrictions in the Gene Suttle Plaza; Western Addition Redevelopment Project Area A-2 (Resolution No. 86-2004)

(e) Authorizing a Third Amendment to the Amended and Restated Housing Opportunities for Persons With AIDS Capital Loan Agreement with the Housing Services Affiliate of the Bernal Heights Neighborhood Center, a California nonprofit public benefit corporation, in an amount not to exceed \$35,833.00, to complete an additional scope of work, for a total aggregate amount not to exceed \$505,644.00 for the rehabilitation of Stinson House located at 119-121 Holly Park Circle (Resolution No. 87-2004)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

(f) Authorizing a Ninth Amendment to the Operating Agreement with Zeum, a California nonprofit public benefit corporation, to adjust the level of annual operating support and make certain other changes; Yerba Buena Center Redevelopment Project Area (Resolution No. 88-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(g) Authorizing the execution and delivery of an Amended and Restated Indenture of Trust, a Financing Agreement and a First Amendment to Regulatory Agreement relating to its Multifamily Housing Revenue Bonds (Related – Third and Mission) 1999 Series C and 1999 Series D, and authorizing the execution and delivery of and approving other related documents and approving other related actions in connection therewith; Yerba Buena Center Redevelopment Project Area (Resolution No. 89-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(h) Authorizing the execution of a Personal Services Contract with Ghirardelli Associates, Inc., a California corporation, for design services for abatements and demolition/deconstruction of existing buildings at Hunters Point Shipyard in an amount not to exceed \$106,238.80, Hunters Point Shipyard Redevelopment Project Area (Resolution No. 90-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(i) Authorizing a First Amendment to the Personal Services Contract with Costless Maintenance Services Co., Inc., a California corporation, to add services and to increase the monthly compensation by \$481 for an aggregate contract amount not to exceed \$52,000 for janitorial services at South Beach Harbor; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 91-2004)

Action Taken: _____

Items 4 (j) and 4 (k) are related to the 1521 Sutter Street project

Staff presentation estimated time: 10 minutes

(j) Authorizing an Owner Participation Agreement with the Blumenfeld Trust, Alan Lee Blumenfeld, and Max Blumenfeld, for the proposed development of 28 condominium units at 1521 Sutter Street, located between Octavia and Gough Streets (Assessor's Block 688, Lot 20); Western Addition Redevelopment Project Area A-2 (Resolution No. 92-2004)

Action Taken: _____

(k) Conditionally approving the schematic design for 1521 Sutter Street, located between Octavia and Gough Streets (Assessor's Block 688, Lot 20); Western Addition Redevelopment Project Area A-2 (Resolution No. 93-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(l) Authorizing a Purchase and Sale Agreement and related documents for the Agency's acquisition of 301 Bryant Street, Unit D23, a residential condominium, in an amount not to exceed \$563,000, plus related closing costs; Affordable Homeownership Program; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 94-2004)

Action Taken: _____

Items 4 (m) and 4 (n) are related to the 5600 Third Street project

Staff presentation estimated time: 10 minutes

(m) Authorizing a First Amendment to the Exclusive Negotiations Agreement with BRIDGE Housing Corporation, a California nonprofit, public benefit corporation, to extend the term for 12 months to negotiate a lease and to amend the schedule of performance for the development of approximately 132 units of very low income senior rental housing and 118 units of low income ownership units at 5600 Third Street; Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 95-2004)

Action Taken: _____

(n) Authorizing a Lease Option Agreement with BRIDGE Housing Corporation, a California nonprofit public benefit corporation, for the development of approximately 132 units of very low income senior rental housing and 118 units of low income ownership units at 5600 Third Street; Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 96-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(o) Authorizing the execution of a Lease Agreement with Canon Financial Services, Inc., a New Jersey Corporation, and a Maintenance Agreement with Canon Business Solutions-West, Inc., a California Corporation, for a Model ImageRunner 105 digital copier in a total amount not to exceed \$80,000 for a 60-month term (Resolution No. 97-2004)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

(a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Pier 40 in the Rincon Point-South Beach Redevelopment Project Area and the party with whom the Agency may negotiate is AT&T Wireless. Agency negotiators: Marcia Rosen, Joanne Sakai, Amy Nechoes, Jim Nybakken, Tracie Reynolds, and Ricky Tijani.

Staff presentation estimated time: 10 minutes

(b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is known as Phelan Loop, 11 Phelan Avenue, Assessor Block 3180, Lot 001, and the party with whom the Agency may negotiate is the Department of Real Estate, Municipal Transportation Agency, City and County of San Francisco. Agency negotiators: Marcia Rosen, Joanne Sakai, Ayisha Benham, Olson Lee and Tracie Reynolds.

Staff presentation estimated time: 10 minutes

(c) Pursuant to Government Code § 54957.6 to confer with Agency designated representatives regarding negotiations with the Service Employees International Union (SEIU) Local 790, and International Federation of Professional and Technical Engineers (IFPTE) Local 21. Agency negotiators: Marcia Rosen, Ayisha Benham, and James B. Morales.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President

Leroy King

Kathryn C. Palamountain

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Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

≡ Agenda
≡ Cancelled

THERE WILL BE NO COMMISSION MEETING ON

AUGUST 3, 2004

THE NEXT REGULAR MEETING WILL BE HELD ON

AUGUST 17, 2004

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President
Leroy King
Kathryn C. Palamountain
Michelle W. Sexton
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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Tuesday, August 17, 2004 • 4:00 p.m.

08-16-04 A10:29 RCV'D

ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of July 20, 2004
- (b) Authorizing a Second Amendment to the Letter Agreement with the Department of Public Works of the City and County of San Francisco, which increases the amount by \$200,000 for a total aggregate amount not to exceed \$630,000 for environmental and design work in furtherance of the Bayview Transportation Improvement Project; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Survey Area (Resolution No. 98-2004)
- (c) Authorizing a Second Amendment to a Personal Services Contract with C.H. Elliott & Associates, a sole proprietor, to extend the term an additional 12 months to August 31, 2005, for real estate consulting services; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 99-2004)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (d) Commending and expressing appreciation to Freda Alicia Williams-Winn for 32 years of public service upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 100-2004)

Action Taken: _____

Staff presentation estimated time: 5 minutes

(e) Commending and expressing appreciation to A. Don Capobres for his services on the occasion of his departure from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 101-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(f) Authorizing a Cooperative Agreement with Arc Ecology, a California nonprofit public benefit corporation, to develop a conceptual master plan for Parcel E of the Hunters Point Shipyard Redevelopment Project Area; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 102-2004)

Action Taken: _____

Staff presentation estimated time: 15 minutes

(g) Workshop on proposed Mid-Market Redevelopment Plan and Special Use District; Mid-Market Survey Area

Staff presentation estimated time: 15 minutes

(h) Workshop on proposed amendment to the Western Addition A-2 Redevelopment Plan; Western Addition Redevelopment Project Area A-2

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

Staff presentation estimated time: 10 minutes

(a) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.

Staff presentation estimated time: 10 minutes

(b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators regarding terms of a lease with the Mexican Museum regarding the site located on the east side of Jessie Square on Central Block One in the Yerba Buena Center Redevelopment Project Area. Agency negotiators: Marcia Rosen, Amy Neches, Tracie Reynolds, and Judy Eng.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President

Mark Dunlop, Vice-President

Leroy King

Kathryn C. Palamountain

Michelle W. Sexton

Darshan Singh

Benny Y. Yee

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Tuesday, September 7, 2004 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of August 17, 2004
- (b) Authorizing a Second Amendment to an Amended and Restated Tax Increment Affordable Housing Program Loan Agreement with Plaza Apartments Associates, a California limited partnership, to change the deferred rate of interest from 3% to 2%, on the loan of \$11,200,518, for the predevelopment and construction of 106 very low-income rental units, ground floor commercial space and the replacement of Bindlestiff Studio, 988-992 Howard Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 103-2004)
- (c) Authorizing a Fourth Amendment to the Disposition and Development Agreement with San Francisco Care Center, L.P., a California limited partnership, to revise the performance schedule for the project located on Agency Parcel 714-A(2), Lot 28 of Assessor's Block 714; Western Addition Redevelopment Project Area A-2 (Resolution No. 104-2004)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (d) Authorizing a Second Amendment to the property management and leasing agreement with John Stewart Company, a California corporation, in an amount not to exceed \$60,000 for the close out of operations at the Plaza Hotel, located at 988-992 Howard Street, for a total aggregate amount not to exceed \$960,000; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 105-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(e) Approving amendments to the redevelopment plans for Embarcadero-Lower Market (Golden Gateway), India Basin Industrial Park and Hunters Point to implement Senate Bill 2113 and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco (Resolution No. 106-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(f) Approving an amendment to the Yerba Buena Center Redevelopment Plan to implement California Senate Bill No. 1045 (2003-04 Reg. Sess.) and to extend by one year the time limit on the effectiveness of the plan and the time limit to receive property taxes and repay indebtedness (Resolution No. 107-2004)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

(a) Pursuant to Government Code § 54957.6 to confer with Agency designated representatives regarding negotiations with the Service Employees International Union (SEIU) Local 790, and International Federation of Professional and Technical Engineers (IFPTE) Local 21. Agency negotiators: Marcia Rosen, Ayisha Benham, and James B. Morales.

Staff presentation estimated time: 10 minutes

(b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Agency parcels 707-A, 726-A, 731-A, 749-C, 750-A, and a portion of Ellis Street, in the Western Addition Redevelopment Project Area A-2 and the party with whom the Agency may negotiate is Fillmore Properties LLC, a Delaware limited liability company. Agency negotiators: Marcia Rosen, Joanne Sakai, Tracie Reynolds, and Denise Blades.

Staff presentation estimated time: 10 minutes

(c) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of September 7, 2004
- (b) Authorizing a Third Amendment to an Exclusive Negotiations Agreement with San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, to extend the expiration from September 30, 2004 to November 30, 2004, leading to a long term ground lease of 4800 Third Street, within the Bayview Hunters Point Redevelopment Survey Area, for the development of very low income rental housing and ground floor commercial space; Citywide Tax Increment Housing Program (Resolution No. 108-2004)

Action Taken: _____

REGULAR AGENDA

Items 4 (c), (d), (e), and (f) are related to the Agency's bargaining units

Staff presentation estimated time: 15 minutes

- (c) Authorizing an amendment to the Memorandum of Agreement with the Service Employees International Union (SEIU) Local 790 for the period of July 1, 2003 through June 30, 2006 (Resolution No. 109-2004)

Action Taken: _____

(d) Authorizing execution of a Memorandum of Agreement with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 Architects and Engineers for the period of October 1, 2004 through June 30, 2006 (Resolution No. 110-2004)

Action Taken: _____

(e) Authorizing execution of a Memorandum of Agreement with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 Professional/Technical Unit for the period of October 1, 2004 through June 30, 2006 (Resolution No. 111-2004)

Action Taken: _____

(f) Authorizing execution of a Memorandum of Agreement with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 Management and Supervisors Unit for the period of October 1, 2004 through June 30, 2006 (Resolution No. 112-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(g) Conditionally approving the schematic design for an affordable senior housing development on Central Freeway Parcel A, Assessor's Block 761, Lot 27, southeast corner of Turk and Gough Streets, which includes modifications to the density, height, and parking requirements, pursuant to an Exclusive Negotiations Agreement with A.F. Evans Company, a California corporation, and Chinatown Community Development Center, a nonprofit public benefit corporation; and making findings under the California Environmental Quality Act; Western Addition Redevelopment Project Area A-2 (Resolution No. 113-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(h) Authorizing amendments to the regulatory agreements and loan agreements, supplements to the indentures of trust and preparation of a third supplement to the official statement dated December 31, 1985, pertaining to the extension of the term of the variable rate demand Multifamily Housing Revenue Bonds (Bayside Village Project) 1985 Issue D, Series A and B, to and through December 1, 2016, preparation of and authorizing other related documents and actions in connection therewith; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 114-2004)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment



110-126-04-000
September 21, 2004

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SAN FRANCISCO REDEVELOPMENT AGENCY
Agenda **NOTICE OF PUBLIC HEARING**

DRAFT SUPPLEMENT TO A FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE SOUTH OF MARKET REDEVELOPMENT PLAN AMENDMENT

94.670E: SOUTH OF MARKET REDEVELOPMENT PLAN AMENDMENT
(STATE CLEARINGHOUSE NO. 1996092044)

The South of Market Redevelopment Plan Amendment (“Redevelopment Plan Amendment”) proposes to convert the South of Market Earthquake Recovery Redevelopment Project Area to a redevelopment project area (“Project Area”) and will authorize the San Francisco Redevelopment Agency (“Agency”) to use tax-increment financing to alleviate physical and economic conditions of blight and to use eminent domain to alleviate these blighting conditions. The proposed amended Project Area is generally bounded by Stevenson, Mission and Natoma Streets on the north, Fifth Street on the east, Harrison and Folsom Streets on the south and Seventh Street on the west. In order to finance projects and programs that would alleviate the conditions of blight, the Redevelopment Plan Amendment would also include:

- An amended expiration date, which extends the redevelopment plan by 10 years (from June 11, 2010 to June 11, 2020);
- Extended deadlines for the Agency to incur and repay indebtedness secured by tax increment funds; and
- Increase the aggregate amount of tax increment the Agency may receive (from \$102,000,000 to \$200,000,000) and the maximum amount of bonded indebtedness the Agency may have outstanding at any one time (from \$60,000,000 to \$80,000,000).

The Agency would carry out a comprehensive program to alleviate the adverse effect of blight in the Project Area by implementing the following five main elements of the Redevelopment Plan Amendment’s program:

1. Improve residential conditions and encourage residential activity;
2. Improve economic conditions and encourage business activity;
3. Promote area quality of life and social services;
4. Address infrastructure and transportation needs; and
5. Assure appropriate neighborhood land uses and design.

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9-24-04 A 120 617

Implementation of the Redevelopment Plan Amendment is expected to yield a total of 834 residential units (483 small residential units and 351 family units), 114,618 square feet of commercial development and 91,375 square feet of industrial development at buildout in 2020. The implementation of the Redevelopment Plan Amendment

is also expected to result in rehabilitation of 300 existing single room occupancy residential hotel units that are either vacant or have very substandard living conditions.

Notice is hereby given to the general public as follows:

- 1) A Draft Supplement to a previously certified Final Environmental Impact Report ("FEIR") has been prepared by the San Francisco Redevelopment Agency (Agency") and Planning Department in connection with the South of Market Redevelopment Plan Amendment ("Redevelopment Plan Amendment"). Publication of the Draft Supplement was advertised in a newspaper of general circulation on August 28, 2004 and notices of availability and copies of the Draft Supplement were distributed to interested parties. Copies of the Draft Supplement are also available for public review at the Agency offices located at 770 Golden Gate Avenue, third floor reception, and the San Francisco Main Public Library. To schedule an appointment to review the previously certified FEIR or other related documents, please call Lisa Zayas-Chien at (415) 749-2400.
- 2) The Draft Supplement augments and updates the FEIR by finding that implementation of the Redevelopment Plan Amendment would result in significant unavoidable environmental impacts associated with geology and seismology, and traffic at the intersection of Fifth/Mission. The Draft Supplement confirms the continuing applicability of other environmental impact determinations in the FEIR. Specifically, the Draft Supplement identifies the following significant unavoidable environmental effects on:
 - a. Geology and Seismology, in that potential impacts in the Project Area include ground shaking and associated liquefaction of soils during seismic events. The potential hazards associated with ground shaking cannot be completely mitigated and thus, would be an unavoidable adverse impact by exposing additional people to seismic hazards.
 - b. Traffic, in that under future cumulative (year 2020) conditions, the intersection of Fifth/Mission would operate at LOS E. Based on the Project contributions to the traffic movements that determine overall LOS at this intersection, the Plan Amendment would have a considerable contribution to a significant and unavoidable impact at this intersection.
- 3) A **public hearing** before the Agency Commission is scheduled for October 5, 2004 (no earlier than 5:00 p.m., Room 416, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA. Public comments regarding the adequacy and accuracy of the Draft Supplement are welcome. Preparation of a Draft Supplement does not indicate a decision by the Agency or the City to approve or disapprove the proposed project.
- 4) Public comments will be accepted until 5:00 p.m. on October 12, 2004. Written comments should be addressed to Lisa Zayas-Chien, Senior Planner, San Francisco Redevelopment Agency, 770 Golden Gate Avenue, San Francisco, CA 94102. All comments received at the public hearing and in writing during the comment period will either be summarized or published and responded to in a Summary of Comments and Responses document. For questions, also contact Lisa Zayas-Chien at 749-2400.

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President

Mark Dunlop, Vice-President

Leroy King

Kathryn C. Palamountain

Michelle W. Sexton

Darshan Singh

Benny Y. Yee

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Tuesday, October 5, 2004 • 4:00 p.m.

04-04 A 11:05 H

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of September 21, 2004
- (b) Authorizing an extension of time for completion of Contract RPSB 003-03 with Dutra Construction Company, Inc., a California corporation, from October 6, 2004 to January 14, 2005 for South Beach Park and Harbor improvements; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 115-2004)
- (c) Authorizing a First Amendment to the ground lease modifying the distribution of the Agency's portion of residual receipts; extending the initial term of 67 years with an option to renew for an additional 32 years; and authorizing an MHP lease rider with Jordan Housing Corporation, a California nonprofit public benefit corporation, in conjunction with the acquisition and rehabilitation of 55 very low-income rental units, the Jordan Apartments, 820 O'Farrell Street; Citywide Tax Increment Affordable Housing Program (Resolution No. 116-2004)
- (d) Authorizing a Second Amendment to the Regulatory and Grant Agreement modifying the distribution of the Agency's portion of residual receipts; extending the initial term to 67 years with an option of renewal for an additional 32 years; and extending the schedule of performance all with Jordan Housing Corporation, a California nonprofit public benefit corporation, in conjunction with the acquisition and rehabilitation of 55 very low-income rental units, the Jordan Apartments, 820 O'Farrell Street; Citywide Tax Increment Housing Program (Resolution No. 117-2004)

Action Taken: _____

REGULAR AGENDA

Items 4 (e) and 4 (f) are related to the Parcel 732-A project.

Staff presentation estimated time: 10 minutes

(e) Authorizing a loan agreement with Yoshi's Japanese Restaurant, Inc., a California corporation, in an amount not to exceed \$4,400,000 for predevelopment expenses, tenant improvements, and equipment purchases, to establish a jazz club/restaurant in the mixed-use development at Agency Parcel 732-A in the Fillmore Jazz Preservation District; Western Addition Redevelopment Project Area A-2 (Resolution No. 118-2004)

Action Taken: _____

(f) Authorizing a loan agreement with Food For Soul, LLC, a California limited liability company, in an amount not to exceed \$1,700,000, for predevelopment expenses, tenant improvements, and equipment purchases, to establish a restaurant/music lounge in the mixed-use development at Agency Parcel 732-A in the Fillmore Jazz Preservation District; Western Addition Redevelopment Project Area A-2 (Resolution No. 119-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(g) Authorizing a Second Amendment to the Letter Agreement with the Mayor's Office of Community Development for a design services contract with Asian Neighborhood Design as part of the Six on Sixth Economic Revitalization Program, and an increase in the maximum amount payable by \$77,588, for an aggregate amount not to exceed \$2,508,820; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 120-2004)

Action Taken: _____

Staff presentation estimated time: 20 minutes

(h) Workshop on the status of the proposed Transbay Redevelopment Project Area and Transbay Development Controls and Design Guidelines

NOTE: Item 4 (i) will not be heard prior to 5:00 p.m.

Staff presentation estimated time: 10 minutes

(i) Public hearing on a Draft Supplement to the previously certified Final Environmental Impact Report for the South of Market Redevelopment Plan Amendment; South of Market Earthquake Recovery Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
 - (a) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President
Leroy King
Kathryn C. Palamountain
Michelle W. Sexton
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Erwin R. Tanjuaquio, Commission Secretary



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10-18-04 P01 45 RCVJ

ACCESSIBLE MEETING POLICY

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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of October 5, 2004
- (b) Authorizing execution of an Amendment No. 2 to Letter of Credit and Reimbursement Agreement with respect to a letter of credit from Dexia Credit Local relating to the Agency's variable rate demand refunding bonds, 1986 Series A (South Beach Harbor Project) and authorizing and approving other matters properly relating thereto; Rincon Point South Beach Redevelopment Project Area (Resolution No. 121-2004)
- (c) Authorizing a Personal Services Contract with Seifel Consulting, Inc., a California corporation, in an amount not to exceed \$20,000 for consulting services related to updating the tax increment projections for Bayview Hunters Point Redevelopment Survey Area, Hunters Point Redevelopment Project Area, Bayview Industrial Triangle Redevelopment Project Area, and Transbay Redevelopment Survey Area (Resolution No. 122-2004)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (d) Commending and expressing appreciation to Shirley R. Wysinger for 30 years of dedicated public service on the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 123-2004)

Action Taken: _____

Items 4 (e) and 4 (f) are related to the 1300 Eddy Street project.

Staff presentation estimated time: 10 minutes

(e) Authorizing an Owner Participation Agreement with Eddy Street LLC, a California limited liability company, for the proposed development of 30 single-family townhomes at 1300 Eddy Street, located between Buchanan and Webster Streets (Assessor's Block 733, Lot 02); Western Addition Redevelopment Project Area A-2 (Resolution No. 124-2004)

Action Taken:_____

(f) Conditionally approving the schematic design for 1300 Eddy Street housing project, located between Buchanan and Webster Streets (Assessor's Block 733, Lot 02); Western Addition Redevelopment Project Area A-2 (Resolution No. 125-2004)

Action Taken:_____

Staff presentation estimated time: 10 minutes

(g) Authorizing a Personal Services Contract with Personal Protective Services, Inc., a California corporation, to provide patrol and security services at the Hunters Point Shipyard for an initial term of three years beginning on November 1, 2004 and ending on October 31, 2007, for a total aggregate amount not to exceed \$1,005,790 (which amount shall be paid with non-Agency funds), with options to extend the contract for two additional one-year terms, subject to the appropriation of funds by the United States Department of the Navy; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 126-2004)

Action Taken:_____

Staff presentation estimated time: 10 minutes

(h) Authorizing the Executive Director to expend an aggregate amount not to exceed \$175,000.00 for loan assistance to owners of Agency assisted below market rate units in Hillside Village wishing to undertake drainage repairs; Affordable Homeownership Program; Hunters Point Redevelopment Project Area (Resolution No. 127-2004)

Action Taken:_____

STAFF WILL RECOMMEND THAT ITEM 4(i) BE CONTINUED TO NOVEMBER 9, 2004

(i) Public hearing to hear all persons interested in a sublease with Bay Area Cellular Telephone Company (AT&T Wireless)

Authorizing execution of a sublease with Bay Area Cellular Telephone Company, a California general partnership, d/b/a AT&T Wireless, to sublease for a term of five years approximately 150 square feet of designated floor area in the Pier 40 shed; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 128-2004)

Agency staff proposes that this item be continued to the meeting of November 9, 2004, but the public will have the opportunity to testify on this matter prior to any continuance.

Action Taken:_____

(j) Workshop on environmental condition of Parcel A of the Hunters Point Shipyard Redevelopment Project Area; Hunters Point Shipyard Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



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Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THE REGULAR COMMISSION MEETING ON

NOVEMBER 2, 2004

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HAS BEEN CANCELLED

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10-28-04 20-40-10

THERE WILL BE A SPECIAL COMMISSION MEETING ON
TUESDAY, NOVEMBER 9, 2004

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President

Mark Dunlop, Vice-President

Leroy King

Kathryn C. Palamountain

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SPECIAL MEETING A G E N D A

Tuesday, November 9, 2004 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials - www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

ITEM 3 (a) CONTINUED FROM THE OCTOBER 19, 2004 COMMISSION MEETING

Staff presentation estimated time: 10 minutes

(a) Public hearing to hear all persons interested in a sublease with Bay Area Cellular Telephone Company (AT&T Wireless)

Authorizing execution of a sublease with Bay Area Cellular Telephone Company, a California general partnership, doing business as AT&T Wireless, to sublease for a term of five years approximately 150 square feet of designated floor area in the Pier 40 Shed, Rincon Point-South Beach Redevelopment Project Area (Resolution No. 128-2004)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

(a) Approval of Minutes: Meeting of October 19, 2004

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

(b) Authorizing a Letter Agreement with the Department of Public Works of the City and County of San Francisco in an amount not to exceed \$2,092,040 for the Agency's share of the construction, management, and engineering support costs of Sixth Street Corridor Improvements Project, Phase II; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 129-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(c) Approving an amendment to the Bayview Industrial Triangle Design for Development to remove parcel setback requirements, update parking requirements, create bicycle parking requirements, and authorizing the Executive Director to transmit the amended Design for Development to the San Francisco Planning Commission for approval and adoption; Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 130-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(d) Establishing classifications of positions and compensation for the Agency staff for fiscal year 2004-2005 and establishing authority for appointment to and vacation from positions under said classifications and other matters (Resolution No. 131-2004)

Action Taken: _____

Staff presentation estimated time: 15 minutes

(e) Workshop on status of conditions to closing escrow under the Phase I Disposition and Development Agreement with Lennar/BVHP,LLC; Hunters Point Shipyard Redevelopment Project Area

Staff presentation estimated time: 15 minutes

(f) Workshop on status of Agency's Affordable Homeownership Portfolio; all Redevelopment Project Areas

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters

10. Closed Session

Staff presentation estimated time: 10 minutes

(a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiators with respect to price and terms of payment. The property is Agency Parcels 707-A, 726-A, 731-A, 749-C, 750-A, and a portion of Ellis Street within the Western Addition Redevelopment Project Area A-2 and the party with whom the Agency may negotiate is The Laramar Group LLC. Agency negotiators: Marcia Rosen, Joanne Sakai, Nicole Franklin, Tracie Reynolds and Denise Blades.

Staff presentation estimated time: 10 minutes

(b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in connection with the negotiations of the amendment to the Disposition and Development Agreement with the Mexican Museum for Parcel CB-1-MM, the north side of Mission Street between Third and Fourth Streets; Yerba Buena Center Redevelopment Project Area. Agency negotiators: Marcia Rosen, Joanne Sakai, Amy Neches, Penny Nakatsu, Tracie Reynolds, and Judy Eng.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



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AGENDA
Tuesday, November 16, 2004 • 4:00 p.m.

11-16-04 A11-27 Rf

ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Fourth Amendment to an Exclusive Negotiations Agreement with San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, to extend the expiration from November 30, 2004 to January 31, 2005, leading to a long term ground lease of 4800 Third Street, within the Bayview Hunters Point Redevelopment Survey Area, for the development of very low income rental housing and ground floor commercial space; Citywide Tax Increment Housing Program (Resolution No. 132-2004)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Authorizing adoption of an Interim Purchasing Policy and Procedures, including a Small Business Enterprise Program for a 12-month period (Resolution No. 133-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Conditionally approving the amended combined basic concept and schematic design for Parcel 3 of Block N4a, a 194-unit residential project in the Mission Bay North Redevelopment Project Area, pursuant to an Owner Participation Agreement with Catellus Development Corporation; Mission Bay North Redevelopment Project Area (Resolution No. 134-2004)

Action Taken: _____

Items 4 (d) and (e) are related to the Hunters Point Shipyard

Staff presentation estimated time: 20 minutes

(d) Adopting environmental findings pursuant to the California Environmental Quality Act and authorizing the Executive Director to accept the Navy's tender of Parcel A of the Hunters Point Naval Shipyard; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 135-2004)

Action Taken: _____

(e) Authorizing the Executive Director to execute and submit to the Board of Supervisors of the City and County of San Francisco a Joint Community Facilities Agreement for infrastructure; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 136-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(f) Rescinding Resolution No. 126-2004 which authorized a Personal Services Contract with Personal Protective Services, Inc., a California corporation and authorizing a new Request for Qualifications to provide patrol and security services at the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 137-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(g) Authorizing a Fifth Amendment to the Personal Services Contract with McCoy's Patrol Service, a California corporation, for interim security services at the Hunters Point Shipyard to extend the contract for a term not to exceed six months, from October 1, 2004 through March 31, 2005 and increase the contract amount by \$150,000 for a total aggregate amount not to exceed \$880,000; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 138-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(h) Workshop on the proposed affordable housing development program for Agency-owned Central Freeway parcels: G, K, O, Q, and U; Citywide Tax Increment Housing Program and Western Addition A-2 Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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AGENDA
Tuesday, December 7, 2004 • 4:00 p.m.

12-06-04 A10:25 RUVD

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Special meeting of November 9, 2004 and regular meeting of November 16, 2004
- (b) Authorizing a Fourth Amendment to the Owner Participation Agreement with the Full Gospel San Francisco Church, a California nonprofit corporation, to extend the schedule of performance for the construction of an approximately 4,050-square-foot expansion to an existing 10,900-square-foot, multipurpose building located at 1480 Ellis Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 139-2004)
- (c) Authorizing a Third Amendment to the Tax Increment Affordable Housing Program Loan Agreement with 32-40 6th Street, LLC, a California limited liability company, to revise the schedule of performance for the rehabilitation of the Seneca Hotel, 32-40 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 140-2004)

Action Taken:_____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (d) Commending and expressing appreciation to Edmund W. Ong, Chief of Architecture, for his 39 years of dedicated public service on the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 141-2004)

Action Taken:_____

Staff presentation estimated time: 10 minutes

(e) Authorizing a Personal Services Contract with New City America, Inc., a California corporation, for two years in an amount not to exceed \$121,000 to investigate the feasibility of forming one or more property-based business improvement districts in the Fillmore Jazz Preservation District and Japantown; Western Addition Redevelopment Project Area A-2 (Resolution No. 142-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(f) Adoption of the five-year implementation plan for the South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 143-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(g) Workshop on the proposed South of Market Redevelopment Plan Amendment, South of Market Earthquake Recovery Redevelopment Project Area

Staff presentation estimated time: 10 minutes

(h) Authorizing an Eighth Amendment to the agreement for disposition of land for private development with the Mexican Museum, a California nonprofit corporation, which revises the schedule of performance and other requirements regarding Parcel CB-1-MM, located on the north side of Mission Street between Third and Fourth Streets; Yerba Buena Center Redevelopment Project Area (Resolution No. 144-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(i) Authorizing execution of personal services contracts with firms listed on a panel of environmental assessment firms for consulting services for a three-year period in a total aggregate amount not to exceed \$600,000 on an as-needed basis and subject to the availability of funds; all Redevelopment Project Areas, Survey Areas, City-wide Housing Program, and other designated areas (Resolution No. 145-2004)

Action Taken: _____

Staff presentation estimated time: 15 minutes

(j) Workshop on status of conditions to closing escrow under the Phase I Disposition and Development Agreement with Lennar/BVHP, LLC; Hunters Point Shipyard Redevelopment Project Area

Staff presentation estimated time: 10 minutes

(k) Public hearing on the Draft Environmental Impact Report for the Bayview Hunters Point Redevelopment Projects

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

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SPECIAL MEETING A G E N D A

12-13-04 AUY 55 RUVI

Tuesday, December 14, 2004 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site
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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

REGULAR AGENDA

No Staff presentation

(a) Election of President and Vice President (calendar year 2005)

Action Taken: _____

Items 4 (b), (c), (d) and (e) are related to the Museum of the African Diaspora

Staff presentation estimated time: 15 minutes

(b) Authorizing an Amended and Restated Tenant Improvement Construction Grant Agreement with the Museum of the African Diaspora, a California nonprofit public benefit corporation, to increase the grant to an amount not to exceed \$5,000,000 for the museum facility located on a portion of Parcel EB-2A on the south side of Mission Street between New Montgomery and Third Streets; Yerba Buena Center Redevelopment Project Area (Resolution No. 146-2004)

Action Taken: _____

(c) Authorizing a First Amendment to the Bridge Loan Agreement with the Museum of the African Diaspora, a California nonprofit public benefit corporation, to change the terms for the repayment of the loan for the museum to be located on a portion of Parcel EB-2A on the south side of Mission Street between New Montgomery and Third Streets; Yerba Buena Center Redevelopment Project Area (Resolution No. 147-2004)

Action Taken: _____

(d) Authorizing a Second Amendment to the Personal Services Contract with the Freelon Group Inc., a North Carolina corporation, for architectural services for the Museum of the African Diaspora, a California nonprofit public benefit corporation, to increase the budget to an amount not to exceed \$1,948,140; Yerba Center Redevelopment Project Area (Resolution No. 148-2004)

Action Taken: _____

(e) Authorizing a First Amendment to the Agreement for operation of a museum facility with the Museum of the African Diaspora, a California nonprofit public benefit corporation, to change the terms for Agency funding of operations for the museum to be located on a portion of Parcel EB-2A on the south side of Mission Street between New Montgomery and Third Streets; Yerba Buena Center Redevelopment Project Area (Resolution No. 149-2004)

Action Taken: _____

Items 4 (f) and (g) are related to the Fillmore Center project

Staff presentation estimated time: 10 minutes

(f) Public hearing to hear all persons interested in granting two variances to Fillmore Properties, LLC

Granting two variances for the Fillmore Center requested by Fillmore Properties, LLC, a Delaware limited liability company, modifying certain development standards and requirements of the Western Addition A-2 Redevelopment Plan; Agency parcels 707-A, 726-A, 731-A, 749-C, 750-A and a portion of vacated Ellis Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 150-2004)

Action Taken: _____

(g) Authorizing an Eleventh Amendatory Agreement to the agreement for disposition of land for private development with Fillmore Properties, LLC, a Delaware limited liability company, to permit a change in land use, an increase in allowable square footage and residential units, and a change in tenant mix; Agency parcels 707-A, 726-A, 731-A, 749-C, 750-A and a portion of vacated Ellis Street; Western Addition Redevelopment Project Area A-2 (Resolution No. 151-2004)

Action Taken: _____

Items 4 (h) and (i) are related to the transfer of Fillmore Center

Staff presentation estimated time: 10 minutes

(h) Consideration of the request for consent to the transfer of the Fillmore Center project from Fillmore Properties, LLC, a Delaware limited liability company, to Fillmore Center Associates L.P., a California limited partnership, pursuant to the November 15, 1992 amended and restated regulatory agreement and declaration of restrictive covenants; Western Addition A-2 Redevelopment Project Area (Resolution No. 152-2004)

Action Taken: _____

(i) Authorizing the execution and delivery of amendments to bond documents relating to its variable rate demand Multifamily Housing Revenue Bonds (Fillmore Center Project) 1992 Issue A-1, A-2, B-1, B-2, and authorizing the execution and delivery of and approving other related documents and approving other related actions in connection therewith, Western Addition A-2 Redevelopment Project Area (Resolution No. 153-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(j) Authorizing a Tenant Improvement Loan Agreement with Powell's Place, LLC, a California limited liability company, in an amount not to exceed \$350,000 for tenant improvements, to re-establish a restaurant at 1521 Eddy Street, in the Fillmore Jazz Preservation District; Western Addition Redevelopment Project Area A-2 (Resolution No. 154-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(k) Authorizing a First Amendment to the Personal Services Contract with the Corporation for Supportive Housing, a Delaware-based nonprofit corporation, in an amount not to exceed \$100,000, for a term beginning January 1, 2005 and ending December 31, 2005 for as-needed technical assistance services to supportive housing developers and operators; Citywide Tax Increment Housing Program (Resolution No. 155-2004)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(l) Workshop on status of conditions to closing escrow under the Phase I Disposition and Development Agreement with Lennar/BVHP, LLC; Hunters Point Shipyard Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President

Mark Dunlop, Vice-President

Leroy King

Kathryn C. Palamountain

Darshan Singh

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Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THE REGULAR COMMISSION MEETING ON

DECEMBER 21, 2004

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Agenda
HAS BEEN CANCELLED

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Have a safe and Happy Holidays!

REDEVELOPMENT AGENCY of the City and County of San Francisco



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Mark Dunlop, Vice-President

Leroy King

Kathryn C. Palamountain

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Erwin R. Tanjuaquio, Commission Secretary



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called* **NOTE:** QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THE REGULAR COMMISSION MEETING ON

JANUARY 4, 2005

Agenda
HAS BEEN CANCELLED

THE FIRST REGULAR MEETING IN 2005 WILL BE HELD ON
TUESDAY, JANUARY 18, 2005

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President
Leroy King
Kathryn C. Palamountain
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≡ A G E N D A
Tuesday, January 18, 2005 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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3. There is accessible parking across from City Hall at the Civic Center Garage.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. No Reportable Action.
3. Matters of Unfinished Business

CONTINUED FROM THE DECEMBER 7, 2004 COMMISSION MEETING

Staff presentation estimated time: 10 minutes

(a) Adoption of the five-year implementation plan for the South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 143-2004)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

(a) Approval of Minutes: Meeting of December 7, 2004

(b) Authorizing a First Amendment to the Tax Increment Loan Agreement with Mercy Housing California XIV, a California limited partnership, to revise the schedule of performance for the development of approximately 126 very low income family rental units, and one manager's unit, at 10th and Mission Streets, Block 3508, Lots 51, 26 and 27; Mid-Market Redevelopment Survey Area (Resolution No. 1-2005)

(c) Authorizing a First Amendment to the Tax Increment Grant Agreement with Mercy Housing California, a California nonprofit, public benefit corporation, to revise the schedule of performance for the development of approximately 103 very low income senior rental units, and one manager's unit, at 9th and Jessie Streets, Block 3508, Lots 51, 26 and 27; Mid-Market Redevelopment Survey Area (Resolution No. 2-2005)

Action Taken: _____

REGULAR AGENDA

Items 4 (d), (e), (f), (g) and (h) are related to the Hunters Point Shipyard

Staff presentation estimated time: 20 minutes

(d) Public hearing to hear all persons interested in the transfer of Phase I of the Hunters Point Shipyard to Lennar/BVHP

Adopting environmental findings pursuant to the California Environmental Quality Act and authorizing the Executive Director to execute a First Amendment to the Disposition and Development Agreement Hunters Point Shipyard Phase I between the Agency and Lennar/BVHP, LLC, and to transfer by quitclaim deed Parcel A-1 and Parcel A-2 of the Hunters Point Naval Shipyard to Lennar/BVHP, LLC upon the satisfaction of conditions to closing under the Disposition and Development Agreement Hunters Point Shipyard Phase I; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 3-2005)

Action Taken: _____

(e) Authorizing the Executive Director to execute an Interagency Cooperation Agreement with the City and County of San Francisco; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 4-2005)

Action Taken: _____

(f) Declaring the intention to establish Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements); Hunters Point Shipyard Redevelopment Project Area (Resolution No. 5-2005)

Action Taken: _____

(g) Declaring the intent to incur bonded indebtedness of the proposed Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements), Hunters Point Shipyard Redevelopment Project Area (Resolution No. 6-2005)

Action Taken: _____

(h) Adopting environmental findings pursuant to the California Environmental Quality Act and authorizing a first amendment to the Hunters Point Shipyard Design for Development; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 7-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(i) Adopting environmental findings pursuant to the California Environmental Quality Act and authorizing a Third Amendment to the Mission Bay North Owner Participation Agreement with FOCIL-MB, LLC; Mission Bay North Redevelopment Project Area (Resolution No. 8-2005)

Action Taken: _____

(j) Adopting findings related to the certification of a final supplement to a Final Environmental Impact Report for the proposed South of Market Redevelopment Plan Amendment and Project Area, generally bounded by Stevenson, Mission, and Natoma Streets on the north, Fourth and Fifth Streets on the east, Harrison Street on the South and Seventh Street on the west, encompassing eight assessor's blocks, in portion or entirety, as follows: 3703, 3704, 3726, 3731, 3732, 3753 and 3754; South of Market Earthquake Recovery Project Area (Resolution No. 9-2005)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

**NOTICE OF PUBLIC HEARING OF THE
SAN FRANCISCO REDEVELOPMENT AGENCY
ON THE PROPOSED REDEVELOPMENT PLAN FOR THE
TRANSBAY REDEVELOPMENT PROJECT AREA**

DEC 27 2004

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NOTICE IS HEREBY GIVEN THAT the Redevelopment Agency of the City and County of San Francisco (the "Agency") will hold a public hearing on Tuesday, January 25, 2005, at 4:00 p.m., in City Hall, Room 416, located at 1 Dr. Carlton B. Goodlett Place, San Francisco, California to consider the proposed Redevelopment Plan for the Transbay Redevelopment Project (the "Redevelopment Plan") and to consider all evidence and testimony for or against the approval of the proposed Redevelopment Plan. At any time not later than the hour set forth above for the hearing of objections to the proposed Redevelopment Plan, any person may file in writing with the Secretary of the Agency at 770 Golden Gate Avenue, San Francisco, CA 94102, a statement of objections to the Redevelopment Plan. At the day, hour and place of the hearing, any and all persons having any objections to the proposed Redevelopment Plan may appear before the Agency and show cause why the Redevelopment Plan should not be approved.

The Redevelopment Plan proposes to create a new project area south of downtown that includes the Transbay Terminal and a number of publicly-owned parcels that were formerly occupied by a portion of the Embarcadero Freeway. The proposed Project Area is approximately 40 acres in size and roughly bounded by Mission Street in the north, Main Street in the east, Folsom Street in the south, and Second Street in the west. The Redevelopment Plan would allow the Agency to: 1) redevelop over 12 acres of vacant and underutilized property as high-density, transit-oriented residential and commercial projects; 2) construct approximately 3,400 housing units of which approximately 1,200 would be affordable to very low- to moderate- income households; 3) enforce Development Controls and Design Guidelines to ensure new development provides a high-quality, livable community; 4) create streetscape and public open space improvements throughout the Project Area; and 5) provide funding toward the construction of a new Transbay Terminal and a downtown extension of the Caltrain commuter rail line (the "Caltrain Downtown Extension"). In order to eliminate the conditions requiring redevelopment, the proposed Redevelopment Plan authorizes the Agency to purchase real property located in the Project Area by any means authorized by law, including eminent domain. A map and legal description of the boundaries of the proposed Project Area are attached to this notice.

Pursuant to California Government Code Section 65009, members of the public are advised that if you challenge the adoption of the Redevelopment Plan or any related actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Redevelopment Agency of the City and County of San Francisco at, or prior to, the public hearing.

An Joint Environmental Impact Statement/Environmental Impact Report ("EIS/EIR") for the Transbay Terminal, Caltrain Downtown Extension, and Redevelopment Plan been

prepared and circulated for review. The Final EIS/EIR was completed in November 2003 by the three co-lead agencies: the City and County of San Francisco (the "City"), the Peninsula Corridor Joint Powers Board (the "JPB"), and the Agency, and then transmitted to the Federal Transportation Agency for approval. The purpose of the Final EIS/EIR is to analyze the combined environmental impacts of three distinct but interdependent projects: the new Transbay Terminal, the Caltrain Extension, and the Redevelopment Plan. The Agency Commission certified the Final EIS/EIR on April 20, 2004, and the City's Planning Commission and the JPB certified the Final EIS/EIR on April 22, 2004.

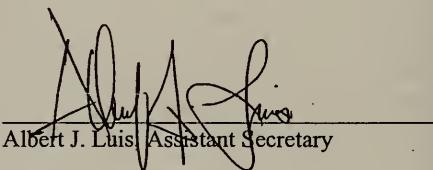
The Agency has also prepared a Report on the Redevelopment Plan containing other information pertinent to consideration of the proposed Redevelopment Plan. Following the close of the public hearing, the Agency will consider approval of the proposed Redevelopment Plan.

If the proposed Redevelopment Plan is approved by the Agency, it will be submitted to the Board of Supervisors of the City and County of San Francisco (the "Board") for its consideration, together with the Agency's Report on the Redevelopment Plan and the Agency's recommendation for approval and adoption of the proposed Redevelopment Plan by the Board. Prior to the approval and final adoption of the proposed Redevelopment Plan by the Board, the Board will hold a public hearing, notice of which will be published prior to the date of the public hearing.

Interested persons may inspect and, upon payment of the costs of reproduction, obtain copies of the text of the proposed Redevelopment Plan, the Report on the Redevelopment Plan, and any other information pertaining to the proposed Redevelopment Plan at the office of the San Francisco Redevelopment Agency, 770 Golden Gate Avenue, San Francisco, California. For more information, contact Mike Grisso, Project Manager, at (415) 749-2510 or mike.grisso@sfgov.org.

By the order of the Redevelopment Agency of the City and County of San Francisco.

DATED: December 22, 2004.



Albert J. Luis, Assistant Secretary

Para información en español, llame al (415) 749-2442.

Para sa inyong kaalaman tawagan ang blg (415) 749-2457.

如需資料, 請打王小姐 (415)749-2446

**REDEVELOPMENT PLAN FOR THE
TRANSBAY REDEVELOPMENT PROJECT**

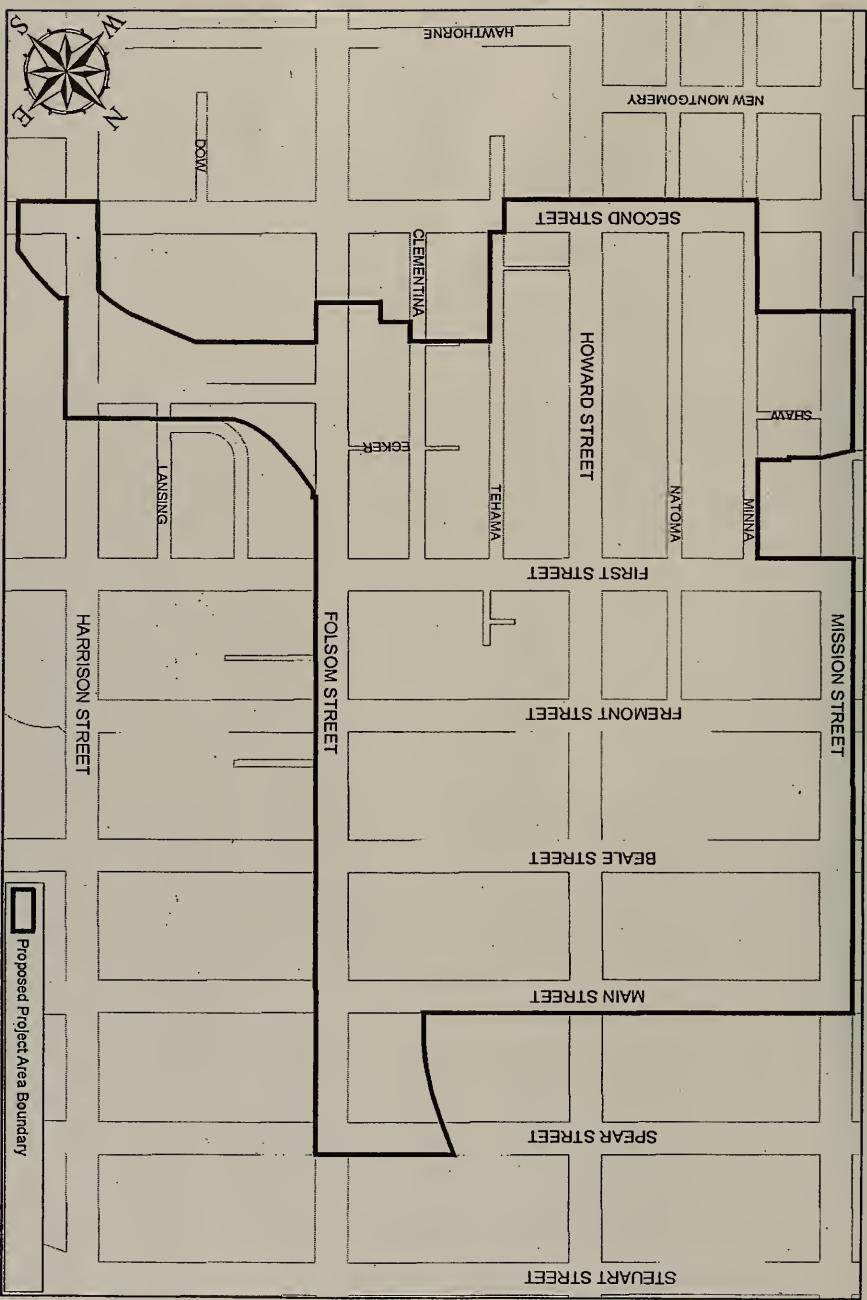
LEGAL DESCRIPTION OF PROJECT AREA BOUNDARIES

BEGINNING at the point of intersection of the northwesterly line of Mission Street with the northeasterly line of Main Street, said point being the most southerly corner of Assessor's Block 3712; running thence southeasterly along said northeasterly line of Main Street and its southeasterly prolongation to a point in a line that is parallel with and distant thereon 183.33 feet northwesterly from the northwesterly line of Folsom Street, last said point being in the southwesterly line of Assessor's Block 3740; thence northeasterly along said parallel line a distance of 84.48 feet, more or less, to the beginning of a tangent curve to the left; thence northeasterly and northerly along said curve to the left, having a radius of 958 feet, an arc length of 284.16 feet, more or less, to a point in the northeasterly line of Spear Street, distant thereon 292.278 feet southeasterly from the southeasterly line of Howard Street, last said point being in the southwesterly line of Assessor's Block 3741; thence southeasterly along last said line of Spear Street to a point in the southeasterly line of Folsom Street, last said point being the most northwesterly corner of Assessor's Block 3744; thence southwesterly along last said line of Folsom Street and its southwesterly prolongations to a point thereon, distant 160 feet southwesterly from the southwesterly line of First Street, last said point also being in the northwesterly line of Assessor's Block 3749; thence southeasterly at right angles to last described course a distance of 8 feet to a point; thence southwesterly at right angles a distance of 17.55 feet to the point of beginning of a non-tangent curve to the left; thence southerly along said curve to the left, through an arc length of 196.27 feet to a point of compound curve to the left; thence southerly and southeasterly along said compound curve, through an arc length of 95.58 feet to a point of tangency; thence southeasterly, along a line that is tangent to last said curve at last mentioned point, a distance of 49.54 feet, more or less, to a point in the southwesterly line of Guy Place (35 feet in width); thence southeasterly along last said line of Guy Place and its southeasterly prolongation, a distance of 125 feet, more or less, to a point in the southeasterly line of Lansing Street (35 feet wide); thence northeasterly along last said line of Lansing Street, a distance 0.22 feet, more or less, to a point in a line that is parallel with and distant 57.72 feet northeasterly, measured at right angles, from the northeasterly line of Essex Street (50 feet wide); thence southeasterly along last said parallel line a distance of 232 feet 6 inches, more or less, to a point in the southeasterly line of Harrison Street, distant thereon 354.78 feet, more or less, southwesterly from the southwesterly line of First Street, last said point being in the northwesterly line of Assessor's Block 3764; thence southwesterly along said southeasterly line of Harrison Street to a point in a line that is parallel with and distant thereon 164.50 feet northeasterly, from the northeasterly line of Second Street; thence southeasterly along last said parallel line a distance of 17.96 feet to the point of beginning of a non-tangent curve to the right; thence southerly along last said curve, through an arc length of 163.333 feet, to a point in a line that is parallel with and distant 123 feet southeasterly, measured at right angles, from said southeasterly line of Harrison Street;

thence southwesterly along last said parallel line a distance of 123 feet 5 inches to a point in the southwesterly line of Second Street (82 feet 6 inches wide), last said point being in the northeasterly line of Assessor's Block 3763; thence northwesterly along said southwesterly line of Second Street and its northwesterly prolongations to the point of intersection with the northwesterly line of Harrison Street, last said point being in Assessor's Block 3750; thence northeasterly along said northwesterly line of Harrison Street and its northeasterly prolongation to the beginning point of a non-tangent curve, last said point being in the southeasterly line of Assessor's Block 3749; thence northerly and northwesterly along said non-tangent curve to the left, through an arc length of 146.79 feet, to a point of tangency; thence northwesterly, along a line that is tangent to last said curve at last mentioned point, a distance of 82.19 feet to an angle point therein; thence proceeding northwesterly along a continuous line a distance of 57.07 feet, more or less, to the point of intersection with a line that is parallel with and distant 87.50 feet southwesterly, measured at right angles, from the southwesterly line of Essex Street, as said street is located within said Assessor's Block 3749; thence northwesterly along last said parallel line a distance of 298.38 feet, more or less, to a point in the southeasterly line of Folsom Street; thence southwesterly along last said line of Folsom Street to a point thereon distant 175 feet from the northeasterly line of Second Street; thence northwesterly at a right angle to last said line of Folsom Street a distance of 162.5 feet to a point in Assessor's Block 3736; thence northeasterly at a right angle 50 feet; thence northwesterly at a right angle a distance of 75 feet, more or less, to a point in the southerly line of Clementina Street; thence northeasterly along last said line a distance of 50 feet to a point; thence northwesterly at a right angle, across Clementina Street and along the southwesterly line of Oscar Alley and its northwesterly prolongation, a distance 155 feet, more or less, to a point in the southerly line of Tehama Street; thence southwesterly along last said line a distance of 275 feet, more or less, to the point of intersection with the northeasterly line of Second Street; thence northwesterly along said northeasterly line of Second Street to a point thereon distant 165 feet southeasterly from the southeasterly line of Howard Street, last said point being in the northwesterly line of Tehama Street, in said Assessor's Block 3736; thence southwesterly, along the southwesterly prolongation of said line of Tehama Street, to a point in the southwesterly line of Second Street, last said point being in the northeasterly line of Assessor's Block 3735; thence northwesterly along last said line of Second Street to a point in the northwesterly line of Minna Street (35 feet wide), last said point being in the northeasterly line of Assessor's Block 3722; thence northeasterly along said northwesterly line of Minna Street and its northeasterly prolongation to a point thereon distant 200 feet northeasterly from the northeasterly line of Second Street, last said point being in Assessor's Block 3721; thence northwesterly, along a line that is at a right angle to last described course, to a point in the northwesterly line of Mission Street, last said point being in the southeasterly line of Assessor's Block 3708; thence northeasterly along last said line of Mission Street to the point of intersection with the southeasterly line of Ecker Street; thence southeasterly, at an angle, to a point in the southeasterly line of Mission Street, being also the northwesterly line of Assessor's Block 3721, last said point being 256.25 feet, more or less, measured along last said line of Mission Street, from the southwesterly line of First Street; thence southeasterly, at a right angle to last said line of Mission Street, a distance of 80 feet to a point; thence northeasterly at a right angle a distance of 6.417 feet to a point; thence southeasterly at a right angle a distance of 80 feet to a point in said northwesterly line of

Minna Street in Assessor's Block 3721; thence northeasterly along last said line of Minna Street to a point in the southwesterly line of First Street, last said point being in the northeasterly line of Assessor's Block 3721; thence northwesterly along said southeasterly line of First Street a distance of 242 feet 6 inches, more or less, to a point in said northwesterly line of Mission Street (82 feet 6 inches wide), last said point being the most southeasterly corner of Assessor's Block 3708; thence northeasterly along said northwesterly line of Mission Street and its northeasterly prolongations to a point in the northeasterly line of Main Street and the Point of Beginning.

**SIA Exhibit 1:
RA Redevelopment Boundary Map**



Proposed Transbay Redevelopment Project Area

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



PLEASE NOTE CHANGE OF MEETING LOCATION

**COMMISSION BOARD ROOM, ROOM 300
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S P E C I A L M E E T I N G

≡ A G E N D A

Tuesday, January 25, 2005 • 4:00 p.m.

01-24-05 A16:15 RUVF

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held at the Redevelopment Agency Offices, Commission Board Room (Room 300), 3rd Floor, 770 Golden Gate Avenue (at Gough Street), San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, seven blocks from the Redevelopment Agency offices. Accessible MUNI lines serving this location are: #47 Van Ness, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible parking on the streets on Golden Gate and Gough Streets. There are nearby commercial parking lots along Golden Gate Avenue near Franklin and along Franklin Street near Golden Gate Avenue.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Special Meeting of December 14, 2004
- (b) Authorizing the waiver of berthing fees for nonprofit community sailing organizations for a maximum of seven berths in South Beach Harbor; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 10-2005)

Action Taken: _____

REGULAR AGENDA

Items 4 (c), (d), (e), (f), (g), (h), (i), (j), (k) and (l) are related to the Transbay Project Area

Staff presentation estimated time: 20 minutes

- (c) Adopting environmental findings and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act and State CEQA Guidelines in connection with the adoption of a Redevelopment Plan for the proposed Transbay Redevelopment Project and related documents and actions; Transbay Redevelopment Project Area (Resolution No. 11-2005)

Action Taken: _____

- (d) Approving the Transbay Redevelopment Project Implementation Agreement between the Agency and the Transbay Joint Powers Authority; Transbay Redevelopment Project Area (Resolution No. 12-2005)

Action Taken: _____

(e) Approving the Transbay Redevelopment Project Tax Increment Allocation and Sales Proceeds Pledge Agreement between the City and County of San Francisco, the Agency and the Transbay Joint Powers Authority; Transbay Redevelopment Project Area (Resolution No. 13-2005)

Action Taken: _____

(f) Approving the Transbay Redevelopment Project Option Agreement for the purchase and sale of real property between the City and County of San Francisco, the Agency, and the Transbay Joint Powers Authority; Transbay Redevelopment Project Area (Resolution No. 14-2005)

Action Taken: _____

(g) Conditionally approving the Development Controls and Design Guidelines for the Transbay Redevelopment Project; Transbay Redevelopment Project Area (Resolution No. 15-2005)

Action Taken: _____

(h) Approving the Transbay Redevelopment Project Delegation Agreement between the City and County of San Francisco and the Agency; Transbay Redevelopment Project Area (Resolution No. 16-2005)

Action Taken: _____

(i) Conditionally approving rules governing participation by property owners and the extension of reasonable preferences to business occupants for the Transbay Redevelopment Project; Transbay Redevelopment Project Area (Resolution No. 17-2005)

Action Taken: _____

(j) Approving the Report on the Redevelopment Plan for the Transbay Redevelopment Project and authorizing transmittal of the Report on the Redevelopment Plan to the Board of Supervisors; Transbay Redevelopment Project Area (Resolution No. 18-2005)

Action Taken: _____

(k) Approving the proposed Redevelopment Plan for the Transbay Redevelopment Project and making findings under the California Environmental Quality Act and pursuant to California Health and Safety Code Sections 33445 and 33679; recommending adoption of the proposed Redevelopment Plan by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Redevelopment Plan, to the Board of Supervisors; Transbay Redevelopment Project Area (Resolution No. 19-2005)

Action Taken: _____

(l) Commending the Transbay Citizens Advisory Committee and expressing the intention of the Agency to consult with the committee on the implementation of the Transbay Redevelopment Project; Transbay Redevelopment Project Area (Resolution No. 20-2005)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

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Tuesday, February 1, 2005 • 4:00 p.m.

01-31-05 A10:21 RCV

ACCESSIBLE MEETING POLICY

For additional information about the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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(a) Approval of Minutes: Meeting of January 18, 2005

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

(b) Approving the proposed Seventh Amendment to the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2 and related documents, for consideration by the Board of Supervisors; Western Addition Redevelopment Project Area A-2 (Resolution No. 21-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(c) Adopting environmental findings pursuant to the California Environmental Quality Act and conditionally approving the combined basic concept and schematic design for Parcel 1 of Block N4a, a residential project in the Mission Bay North Redevelopment Project Area, pursuant to an Owner Participation Agreement with FOCIL-MB; Mission Bay North Redevelopment Project Area (Resolution No. 22-2005)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (d) Workshop on the proposed Model Block Program; Bayview Hunters Point Redevelopment Survey Area

Staff presentation estimated time: 15 minutes

- (e) Workshop on the revised schematic design for the Contemporary Jewish Museum to be located on a portion of Block CB-1; Yerba Buena Center Redevelopment Project Area

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in connection with the negotiations of the Amendment to the Disposition and Development Agreement with The Magnus Museum (the Contemporary Jewish Museum) for Parcel CB-1 JSS, the north side of Mission Street between Third and Fourth Streets; Yerba Buena Center Redevelopment Project Area. Agency negotiators: Marcia Rosen, Joanne Sakai, Amy Neches, Penny Nakatsu, Tracie Reynolds, and Judy Eng.

Staff presentation estimated time: 10 minutes

- (b) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



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02-14-05A11:19 RT

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site
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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Special Meeting of January 25, 2005, Regular Meeting of February 1, 2005
- (b) Approving a waiver to the Agency's conflict of interest policy for William Carney, a former Agency employee, to provide consulting services to the Museum of the African Diaspora; Yerba Buena Center Redevelopment Project Area (Resolution No. 23-2005)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Authorizing an increase of \$120,000 to the Basement and Sidewalk Enhancement Program for a total aggregate amount not to exceed \$2,120,000 to provide funds to property owners for structural support for improved sidewalks along Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 24-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing a Second Amendment to the Personal Services Contract with MJM Management Group Inc., formerly KTB Management Group Inc., a California corporation, and SOMA Partnership, a nonprofit public benefit corporation, extending the term for a period not to exceed six months and increasing the contract amount by \$64,800 for a total aggregate amount not to exceed \$451,074, for steam cleaning and related services for the Sixth Street corridor; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 25-2005)

Action Taken: _____

Items 4 (e) and 4 (f) are related to an Owner Participation Agreement with Bosa Development

Staff presentation estimated time: 10 minutes

(e) Adopting environmental findings pursuant to the California Environmental Quality act and authorizing an Owner Participation Agreement with Bosa Development California II, Inc., a California corporation, for the proposed development of Parcel X2, Assessor's Block 3837, Lot 2, in the Mission Bay South Redevelopment Project Area, pursuant to the Mission Bay South Redevelopment Plan; Mission Bay South Redevelopment Project Area (Resolution No. 26-2005)

Action Taken: _____

(f) Adopting environmental findings pursuant to the California Environmental Quality Act and conditionally approving the combined basic concept and schematic design for Blocks 10 and 10a, a residential project in the Mission Bay South Redevelopment Project Area, pursuant to an Owner Participation Agreement with FOCIL-MB and an Owner Participation Agreement with Bosa Development Corporation; Mission Bay South Redevelopment Project Area (Resolution No. 27-2005)

Action Taken: _____

Items 4 (g) and 4 (h) are related to the Fillmore Jazz Preservation District

Staff presentation estimated time: 10 minutes

(g) Authorizing a Second Amendment to the Personal Services Contract with Cultural ID, a California limited liability company, to modify contract administration provisions related to consulting services for the Fillmore Jazz Preservation District; Western Addition Redevelopment Project Area A-2 (Resolution No. 28-2005)

Action Taken: _____

(h) Approving an operating budget for the Promotions Office for the Fillmore Jazz Preservation District, in an amount not to exceed \$292,127; Western Addition Redevelopment Project Area A-2 (Resolution No. 29-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(i) Approving the revised Fillmore Jazz Preservation District Revolving Loan Program to provide façade improvement, tenant improvement and business assistance loans to business and property owners in the Fillmore Jazz Preservation District and appropriating \$850,000 to capitalize the loan program; Western Addition Redevelopment Project Area A-2 (Resolution No. 30-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(j) Authorizing a Third Amendment to the Personal Services Contract with EIP Associates, a California corporation, for an amount not to exceed \$195,000 for an aggregate amount not to exceed \$953,000, and to extend the term of the contract to September 15, 2005; Bayview Hunters Point Redevelopment Survey Area; Hunters Point, India Basin And Bayview Industrial Triangle Redevelopment Project Areas (Resolution No. 31-2005)

Action Taken: _____

Items 4 (k) and 4 (l) are related to the 1620-1662 Innes Avenue project

Staff presentation estimated time: 10 minutes

(k) Authorizing an Owner Participation Agreement with 1620-1662 Innes, LLC, a California limited liability company, for the proposed development at 1620-1662 Innes Avenue, located between Phelps and Third Streets (Assessor's Block 5260, Lot 4 and Lot 10, and Assessor's Block 167, Lot 23, Lot 24, and Lot 25); Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 32-2005)

Action Taken: _____

(l) Conditionally approving the schematic design for the proposed development at 1620-1662 Innes Avenue, located between Phelps and Third Streets (Assessor's Block 5260, Lot 4 and Lot 10 and Assessor's Block 167, Lot 23, Lot 24, and Lot 25); Bayview Industrial Triangle Redevelopment Project Area (Resolution No. 33-2005)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

(a) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding existing litigation: In the Matter of San Francisco Redevelopment Agency v. 1600 Webster Street Associates, LLC.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President
Leroy King
Kathryn C. Palamountain
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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≡A G E N D A
Tuesday, March 1, 2005 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agency's web site
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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.

Staff presentation estimated time: 5 minutes

Closed Session meeting held on February 15, 2005

- (a) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding existing litigation: In the Matter of San Francisco Redevelopment Agency v. 1600 Webster Street Associates, LLC.
3. Matters of Unfinished Business None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of February 15, 2005

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Adopting environmental findings pursuant to the California Environmental Quality Act ("CEQA") and approving the Block N5 Major Phase submission in the Mission Bay North Redevelopment Project Area pursuant to an Owner Participation Agreement with FOCIL-MB, LLC; Mission Bay North Redevelopment Project Area (Resolution No. 34-2005)

Action Taken: _____

**STAFF WILL RECOMMEND CONTINUANCE OF ITEMS 4 (c) THROUGH 4 (i)
RELATED TO THE HUNTERS POINT SHIPYARD COMMUNITY FACILITIES
DISTRICT NO. 7 TO THE MARCH 15, 2005 COMMISSION MEETING**

(c) Public hearing to hear all persons interested in the establishment of Community Facilities District No. 7; Hunters Point Shipyard Establishing Community Facilities District No. 7 covering portions of Phase 1; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 35-2005)

Action Taken: _____

(d) Forming Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements), authorizing the levy of a special tax, and preliminarily establishing an appropriations limit for the community facilities district; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 36-2005)

Action Taken: _____

(e) Determining necessity to incur bonded indebtedness of Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements); Hunters Point Shipyard Redevelopment Project Area (Resolution No. 37-2005)

Action Taken: _____

(f) Calling a special election in Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements); Hunters Point Shipyard Redevelopment Project Area (Resolution No. 38-2005)

Action Taken: _____

(g) Declaring results of special election in Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements) and directing recording of notice of special tax lien; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 39-2005)

Action Taken: _____

(h) Levying special taxes within the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements); Hunters Point Shipyard Redevelopment Project Area (Resolution No. 40-2005)

Action Taken: _____

(i) Authorizing issuance of and sale of special tax bonds for Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements) in an amount not to exceed \$40,000,000, authorizing the execution of an indenture of trust, and approving and authorizing related documents and actions; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 41-2005)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.
- (b) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding existing litigation: East India Basin, LLC v. San Francisco Planning Department; Redevelopment Agency, Board of Supervisors

11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
 Mark Dunlop, Vice-President
 Leroy King
 Kathryn C. Palamountain
 Darshan Singh
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ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

CONTINUED FROM THE FEBRUARY 15, 2005 COMMISSION MEETING

Staff presentation estimated time: 10 minutes

(a) Approving an operating budget for the Promotions Office for the Fillmore Jazz Preservation District, in an amount not to exceed \$292,127; Western Addition Redevelopment Project Area A-2 (Resolution No. 29-2005)

Action Taken: _____

CONTINUED FROM THE MARCH 1, 2005 COMMISSION MEETING

STAFF WILL RECOMMEND FURTHER CONTINUANCE OF ITEMS 3 (c) THROUGH 3 (i) RELATED TO THE HUNTERSPOINT SHIPYARD COMMUNITY FACILITIES DISTRICT NO. 7 TO THE APRIL 5, 2005 COMMISSION MEETING

(b) Authorizing continuation of the hearing for Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements), and continuing related actions described in Agenda items 3 (c) through 3 (i) until April 5, 2005; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 42-2005)

Action Taken: _____

(c) Public hearing to hear all persons interested in the establishment of Community Facilities District No. 7; Hunters Point Shipyard

Establishing Community Facilities District No. 7 covering portions of Phase 1; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 35-2005)

(d) Forming Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements), authorizing the levy of a special tax, and preliminarily establishing an appropriations limit for the community facilities district; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 36-2005)

(e) Determining necessity to incur bonded indebtedness of Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements); Hunters Point Shipyard Redevelopment Project Area (Resolution No. 37-2005)

(f) Calling a special election in Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements); Hunters Point Shipyard Redevelopment Project Area (Resolution No. 38-2005)

- (g) Declaring results of special election in Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements) and directing recording of notice of special tax lien: Hunters Point Shipyard Redevelopment Project Area (Resolution No. 39-2005)
- (h) Levying special taxes within the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements); Hunters Point Shipyard Redevelopment Project Area (Resolution No. 40-2005)
- (i) Authorizing issuance of and sale of special tax bonds for Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements) in an amount not to exceed \$40,000,000, authorizing the execution of an indenture of trust, and approving and authorizing related documents and actions; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 41-2005)

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

**ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:**

- (a) Approval of Minutes: Meeting of March 1, 2005
- (b) Authorizing a First Amendment to the Sublease Agreement with Patterns Limited, Incorporated, a California corporation, doing business as The Point, to: 1) remove buildings 101 and 110 from the leasehold premises; 2) make changes to related provisions clarifying the sublease agreement in light of the removal of the two buildings; and 3) making the term of the sublease coterminous with the Agency's master lease with the United States Department of the Navy; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 43-2005)
- (c) Authorizing a Sixth Amendment to the Personal Services Contract with McCoy's Patrol Service, a California corporation, for interim security services at the Hunters Point Shipyard to extend the contract for a term not to exceed three months, from April 1, 2005 through June 30, 2005 and increase the contract amount by \$75,000 for a total aggregate amount not to exceed \$955,000; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 44-2005)
- (d) Authorizing an amendment to the Tax Increment Loan Agreement, Promissory Note, Regulatory and Grant Agreement, Declaration of Restrictions, Ground Lease, and Memorandum of Ground Lease all with Jordan Housing Corporation, a California nonprofit public benefit corporation, to satisfy the California Department of Housing and Community Development requirements for funding in conjunction with the acquisition and rehabilitation of 55 very low-income rental units, the Jordan Apartments, 820 O'Farrell Street; Citywide Tax Increment Affordable Housing Program (Resolution No. 45-2005)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

(e) Adopting environmental findings pursuant to the California Environmental Quality Act and conditionally approving the schematic design for Mission Creek Park open space parcels NP4 and NP5 in the Mission Bay North Redevelopment Project Area pursuant to the Owner Participation Agreement with FOCIL-MB; LLC; Mission Bay North Redevelopment Project Area (Resolution No. 46-2005)

Action Taken: _____

Items 4 (f), 4 (g), 4 (h) and 4 (i) are related to the 420 Berry Street project.

Staff presentation estimated time: 10 minutes

(f) Adopting environmental findings pursuant to the California Environmental Quality Act and conditionally authorizing a Fourth Amendment to the Mission Bay North Owner Participation Agreement with FOCIL-MB, LLC; Mission Bay North Rddevelopment Project Area (Resolution No. 47-2005)

Action Taken: _____

(g) Authorizing a Tax Increment Loan Agreement, in an amount not to exceed five million six hundred thousand dollars (\$5,600,000) with Mission Bay Housing Partners, a California limited partnership, in conjunction with the development of 234 units of low and very low income rental housing (plus two manager's units) Block N5 (420 Berry Street); Citywide Affordable Housing Program (Resolution No. 48-2005)

Action Taken: _____

(h) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue multifamily mortgage revenue bonds in one or more series in an amount not to exceed \$35,000,000 to finance the construction of residential facilities for redevelopment purposes at 420 Berry Street: Agency Citywide Affordable Housing Program (Resolution No. 49-2005)

Action Taken: _____

(i) Adopting environmental findings pursuant to the California Environmental Quality Act and conditionally approving the combined basic concept and schematic design for Block N5, a residential project in the Mission Bay North Redevelopment Project Area, pursuant to an Owner Participation Agreement with FOCIL-MB, LLC: Mission Bay North Redevelopment Project Area (Resolution No. 50-2005)

Action Taken: _____

Items 4 (j) and 4 (k) are related to the 9th and Jessie, 10th and Mission project

Staff presentation estimated time: 10 minutes

(j) Authorizing an option to ground lease, a management agreement, and a ground lease with Mercy Housing California, a California nonprofit public benefit corporation, for the property at 9th and Jessie Streets, Block 3508, a portion of Lot 51, within the Mid-Market Redevelopment Survey Area; for the development of 104 units of 104 units of very low income senior rental units; Citywide Tax Increment Housing Program (Resolution No. 51-2005)

Action Taken: _____

(k) Authorizing an option to ground lease and a ground lease with Mercy Housing California XIV, a California limited partnership, for the property at 10th and Mission Streets, Block 3508, Lots 26 and 27, in the Mid-Market Redevelopment Survey Area; for the development of approximately 130 units of very low income family rental units: Citywide Tax Increment Housing Program (Resolution No. 52-2005)

Action Taken: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

Staff presentation estimated time: 10 minutes

(a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in connection with the negotiations of an option to renew a commercial lease for office space at 1255 Post Street with the PM Realty Group, LP, as agent for owner. Agency negotiators: Marcia Rosen, Ayisha Benham, Joanne Sakai, James Nybakken, Tracie Reynolds and Nicole Franklin.

Staff presentation estimated time: 10 minutes

(b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in connection with the negotiations of a sublease for office space at 1 South Van Ness with the City and County of San Francisco acting by and through the Municipal Transportation Authority. Agency negotiators: Marcia Rosen, Ayisha Benham, Joanne Sakai, James Nybakken, Tracie Reynolds and Nicole Franklin.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
Mark Dunlop, Vice-President
Leroy King
Kathryn C. Palamountain
Darshan Singh
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Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

CONTINUED FROM THE MARCH 1, AND MARCH 15, 2005 COMMISSION MEETINGS

Staff presentation estimated time: 20 minutes

Items 3 (a) through 3 (g) are related to the Hunters Point Shipyard Community Facilities District No. 7

(a) Public hearing to hear all persons interested in the establishment of Community Facilities District No. 7; Hunters Point Shipyard

Establishing Community Facilities District No. 7 covering portions of Phase 1; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 35-2005)

Action Taken: _____

(b) Adopting environmental findings pursuant to the California Environmental Quality Act, forming Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements), authorizing the levy of a special tax, and preliminarily establishing an appropriations limit for the CFD; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 36-2005)

Action Taken: _____

(c) Determining necessity to incur bonded indebtedness of Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements); Hunters Point Shipyard Redevelopment Project Area (Resolution No. 37-2005)

Action Taken: _____

(d) Calling a special election in Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements); Hunters Point Shipyard Redevelopment Project Area (Resolution No. 38-2005)

Action Taken: _____

(e) Declaring results of special election in Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements) and directing recordation of notice of special tax lien; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 39-2005)

Action Taken: _____

(f) Adopting a Redevelopment Ordinance levying special taxes within the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements); Hunters Point Shipyard Redevelopment Project Area (Ordinance No. 1-2005)

Action Taken: _____

(g) Authorizing the issuance and sale of special tax bonds for Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements) in an amount not to exceed \$40,000,000, authorizing the execution of an indenture of trust, and approving and authorizing related documents and actions; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 41-2005)

Action Taken: _____

CONTINUED FROM THE MARCH 15, 2005 COMMISSION MEETING

Staff presentation estimated time: 10 minutes

(h) Authorizing a First Amendment to the Sublease Agreement with Patterns Limited, Incorporated, a California corporation, doing business as The Point, to: 1) remove buildings 101 and 110 from the leasehold premises; 2) make changes to related provisions clarifying the sublease agreement in light of the removal of the two buildings; and 3) making the term of the sublease coterminous with the Agency's master lease with the United States Department of the Navy; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 43-2005)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

(a) Approval of Minutes: Meeting of March 15, 2005

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

(b) Authorizing a First Amendment to the Disposition and Development Agreement to revise the performance schedule and modify other terms and a First Amendment to the Predevelopment Loan Agreement to modify certain repayment terms with Fillmore Development Associates, LLC, a California limited liability corporation, for a mixed-use project on Agency Parcel 732-A; Western Addition Redevelopment Project Area A-2 (Resolution No. 53-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(c) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue multifamily mortgage revenue bonds in one or more series in an aggregate amount not to exceed \$10,125,000 to finance the acquisition and rehabilitation of residential facilities at 321 Clementina Street by Ceatrice Polite Apartments, L.P., a California limited partnership; Yerba Buena Center Redevelopment Project Area (Resolution No. 54-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(d) Authorizing a First Amendment to a Tax Increment Regulatory and Grant Agreement to: (1) increase the grant in an amount not to exceed \$6,343,036 for a total aggregate amount of \$8,922,184; (2) amend the schedule of performance; and, (3) assign the Tax Increment Regulatory and Grant Agreement, as amended, from Providence Foundation of San Francisco, a California non profit public benefit corporation, to Providence Senior Housing Corporation, a California non profit public benefit corporation, for the construction of 50 units of very low income senior rental housing at 4601-4603 Third Street; Bayview-Hunters Point Redevelopment Survey Area; Citywide Tax Increment Program (Resolution No. 55-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(e) Authorizing the execution of a Personal Services Contract with Ghirardelli Associates, Inc., a California corporation, for additional work related to the demolition/deconstruction of existing buildings on Parcel A in an amount not to exceed \$17,250 and an aggregate amount not to exceed \$112,988.80; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 56-2005)

Action Taken: _____

Staff presentation estimated time: 30 minutes

(f) Workshop on the Agency's Fiscal Year 2005/06 Budget

- Affordable Housing Program
- Mission Bay North and South Redevelopment Project Areas
- Rincon Point – South Beach Redevelopment Project Area
- Yerba Buena Center Redevelopment Project Area
- Hunters Point Shipyard Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

(a) Pursuant to Government Code §54956.8 to instruct the Agency's real property negotiators with respect to renegotiation of the Disposition and Development Agreement and related documents. The property is located at 1881 Bush Street, San Francisco, California, 94109, Parcels 674 -C & F, Western Addition A-2 and the owner of the property with whom the Agency may negotiate with is Japanese American Religious Federation Assisted Living Facility, Inc. and its lender National Cooperative Bank Development Corporation. Agency negotiators: Olson Lee, Judy, Eng, David Sobel and Tracie Reynolds.

Staff presentation estimated time: 10 minutes

(b) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in connection with the negotiations of the Amendment to the Disposition and Development Agreement with The Mexican Museum for Parcel CB-1-MM, the north side of Mission Street between Third and Fourth Streets; Yerba Buena Center Redevelopment Project Area. Agency negotiators: Marcia Rosen, Joanne Sakai, Amy Neches, Penny Nakatsu, Tracie Reynolds, and Judy Eng.

Staff presentation estimated time: 10 minutes

(c) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding existing litigation: San Franciscans upholding the Downtown Plan v. City and County of San Francisco

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A 04-18-05 A 13:43 (CVD)
Tuesday, April 19, 2005 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of April 5, 2005
- (b) Authorizing a First Amendment to the Personal Services Contract with Robert W. Poyas, Inc., a California corporation, to extend the contract term for a maximum of six months and to increase the contract amount by \$48,000 for a total aggregate amount not to exceed \$371,000 for landscape maintenance services for Community Facilities District No. 1; Rincon Point South Beach Redevelopment Project Area (Resolution No. 57-2005)
- (c) Authorizing execution of a First Amendment to the 1255 Post Street Cathedral Hill office building commercial lease to extend the term to August 31, 2006 and adjust the rental rate effective April 1, 2005 with a total cost through the extended term not to exceed \$76,200 (Resolution No. 58-2005)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (d) Second reading of Redevelopment Ordinance levying special taxes within the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements); Hunters Point Shipyard Redevelopment Project Area (Ordinance No. 1-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(e) Authorizing a façade improvement loan in an amount not to exceed \$35,000, a tenant improvement loan in an amount not to exceed \$90,000, and a business assistance loan in an amount not to exceed \$75,000, for a total aggregate amount of \$200,000, all with Sheba Lounge, LLC, a California limited liability company, in connection with establishing a restaurant at 1419 Fillmore Street; in the Fillmore Jazz Preservation District; Western Addition Redevelopment Project Area A-2 (Resolution No. 59-2005)

Action Taken: _____

Items 4 (f) and 4 (g) are related to the Folsom, Dore and 10th Streets project

Staff presentation estimated time: 10 minutes

(f) Authorizing the assignment of a purchase and sale agreement from Episcopal Community Services, a California nonprofit public benefit corporation, and the acquisition of the property at 1350 Folsom Street, 275 10th Street and 72 Dore Street from Milgran Family Trust for an amount not to exceed \$4,000,000, all in conjunction with the construction of 140 very low income rental units; Citywide Tax Increment Housing Program (Resolution No. 60-2005)

Action Taken: _____

(g) Public hearing to hear all persons interested in a ground lease with Episcopal Community Services for the property at 1350 Folsom, 275 10th, and 72 Dore Streets

Authorizing a ground lease with Episcopal Community Services, a California nonprofit public benefit corporation, for the property at 1350 Folsom, 275 10th Street and 72 Dore Street in conjunction with the development of 140 very low income rental units; Citywide Tax Increment Housing Program (Resolution No. 61-2005)

Action Taken: _____

Items 4 (h) and 4 (i) are related to the 650-666 Eddy Street project

Staff presentation estimated time: 10 minutes

(h) Authorizing a Tax Increment Grant Agreement with 650 Eddy, L.P., a California limited partnership, in an amount not to exceed \$1,000,000, in conjunction with the development of approximately 81 units of supportive rental housing at 650 – 666 Eddy Street for very low income formerly homeless families and individuals; Citywide Tax Increment Housing Program (Resolution No. 62-2005)

Action Taken: _____

(i) Authorizing an Option Agreement with 650 Eddy, L.P., a California limited partnership, and the acquisition of the property at 650 – 666 Eddy Street, all in conjunction with the construction of approximately 81 units of supportive rental housing for very low-income formerly homeless families and individuals; Citywide Tax Increment Housing Program (Resolution No. 63-2005)

Action Taken: _____

Staff presentation estimated time: 25 minutes

(j) Workshop II on the Agency's Fiscal Year 2005/06 Budget

- Western Addition Redevelopment Project Area A-2
- South of Market Earthquake Recovery Redevelopment Project Area
- Bayview Hunters Point Redevelopment survey Area
- Mid-Market Redevelopment Survey Area
- Transbay Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Item 10 (a) continued from the April 5, 2005 Commission meeting

Staff presentation estimated time: 10 minutes

(a) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel regarding existing litigation: San Franciscans upholding the Downtown Plan v. City and County of San Francisco

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President

London Breed

Francee Covington

Leroy King

Richard H. Peterson, Jr.

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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05-02-05 A10:08 RCV

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of April 19, 2005
- (b) Authorizing a Sixth Amendment to the Regulatory and Grant Agreement with Mary Elizabeth Inn, ("MEI") a California nonprofit public benefit corporation and California Properties of Woman's Division, Inc., a California nonprofit public benefit corporation, to revise the schedule of performance in conjunction with the occupancy of 88 extremely low- and very-low income rental units for women, 1040 Bush Street, Citywide Tax Increment Housing Program (Resolution 64-2005)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Approving the proposed budget for the period July 1, 2005 through June 30, 2006 and authorizing the Executive Director to submit the budget to the Mayor's Office (Resolution No. 65-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue tax exempt multifamily mortgage revenue bonds in one or more series in an amount not to exceed \$16,000,000 to finance the acquisition of residential facilities at 333 Baker Street; Citywide Affordable Housing Program (Resolution No. 66-2005)

Action Taken: _____

Items 4 (e) through 4 (j) are related to the South of Market Redevelopment Plan Amendment

Staff presentation estimated time: 15 minutes

(e) Adopting environmental findings and a statement of overriding considerations pursuant to the California Environmental Quality Act for the South of Market Redevelopment Plan Amendment and related documents and actions; South of Market Redevelopment Project Area (Resolution No. 67-2005)

Action Taken: _____

(f) Approving the Report on the Redevelopment Plan for the South of Market Redevelopment Plan Amendment and authorizing transmittal to the Board of Supervisors; South of Market Redevelopment Project Area (Resolution No. 68-2005)

Action Taken: _____

(g) Approving the proposed Redevelopment Plan Amendment for the South of Market Redevelopment Project Area and recommending its adoption by the Board of Supervisors; South of Market Redevelopment Project Area (Resolution No. 69-2005)

Action Taken: _____

(h) Adopting design guidelines for the Sixth Street Economic Revitalization Program; South of Market Redevelopment Project Area (Resolution No. 70-2005)

Action Taken: _____

(i) Authorizing the South of Market Redevelopment Plan Delegation Agreement with the Planning Department of the City and County of San Francisco; South of Market Redevelopment Project Area (Resolution No. 71-2005)

Action Taken: _____

(j) Commending the South of Market Project Area Committee; South of Market Redevelopment Project Area (Resolution No. 72-2005)

Action Taken: _____

Items 4 (k), 4 (l), and 4 (m) are related to the Emporium development

Staff presentation estimated time: 10 minutes

(k) Authorizing an agreement with Emporium Development, L.L.C., a Delaware limited liability company, and with Westfield Emporium, L.L.C. a Delaware limited liability company, to resolve issues regarding demolition of the Emporium building's office tower; Yerba Buena Center Redevelopment Project Area (Resolution No. 73-2005)

Action Taken: _____

(l) Authorizing a settlement agreement and release of claims in the lawsuit entitled San Franciscans upholding the Downtown Plan, et al. v. City and County of San Francisco and its Department of Planning, et al., (San Francisco Superior Court, Case No. 05-504958, petition filed Feb. 4, 2005); Yerba Buena Center Redevelopment Project Area (Resolution No. 74-2005)

Action Taken: _____

(m) Adopting an Agency historic preservation policy (Resolution No. 75-2005)

Action Taken: _____

Staff presentation estimated time: 5 minutes

(n) Commending and expressing appreciation to Mark Dunlop for his services upon the occasion of his departure from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 76-2005)

Action Taken: _____

Staff presentation estimated time: 5 minutes

(o) Commending and expressing appreciation to Kathryn C. Palamountain for her services upon the occasion of her departure from the Redevelopment Agency of the City and County of San Francisco (Resolution No. 77-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(p) Workshop on the proposed Mid-Market Redevelopment Plan and Special Use District; Mid-Market Survey Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters

10. Closed Session

(a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators with respect to negotiation of a Disposition and Development Agreement and related documents. The property is located on a 1.6-acre portion of Block 7 in the Mission Bay south Redevelopment Project Area, on the most easterly part of that site fronting Third Street, and the party with whom the Agency may negotiate is The Regents of the University of California. Agency negotiators: Marcia Rosen, Joanne Sakai, Olson Lee, Amy Neches, and Jesse Blout (Mayor's Office of Workforce and Economic Development)

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Ramon E. Romero, President
London Breed
Francee Covington
Leroy King
Richard H. Peterson, Jr.
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

CONTINUED FROM THE DECEMBER 14, 2004 COMMISSION MEETING

- (a) Election of President and Vice President (calendar year 2005)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of May 3, 2005

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (b) Commending and expressing appreciation to Christopher Iglesias for twelve years of dedicated public service with the Redevelopment Agency of the City and County of San Francisco (Resolution No. 78-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(c) Authorizing a Third Amendment to the Personal Services Contract with Cultural ID, a California limited liability company, to increase the third year of Cultural ID's contract by \$64,313 for an aggregate three year total amount of \$300,750, and to modify the scope of services, schedule of performance, and contract administration provisions related to consulting services for the Fillmore Jazz Preservation District Promotions Office; Western Addition Redevelopment Project Area A-2 (Resolution No. 79-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(d) Authorizing the execution and delivery of a trust indenture, a financing agreement and a regulatory agreement and declaration of restrictive covenants relating to variable rate demand multifamily housing revenue bonds (Mercy Terrace Project), Series 2005A and authorizing the execution and delivery of and approving other related documents and approving other related actions in connection therewith; Citywide Affordable Housing Program (Resolution No. 80-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(e) Approving a non-binding term sheet with The Regents of the University of California for the expansion of UCSF facilities in the Mission Bay South Redevelopment Project Area, and authorizing the Executive Director to take all necessary steps to prepare agreements and related documents consistent with the term sheet; Mission Bay South Redevelopment Project Area (Resolution No. 81-2005)

Action Taken: _____

STAFF WILL RECOMMEND CONTINUANCE OF ITEMS 4 (f) THROUGH 4 (l)

Items 4 (f) through 4 (l) are related to the Mid-Market Redevelopment Plan

(f) Adopting environmental findings and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act (CEQA) and State CEQA Guidelines in connection with the Mid-Market Redevelopment Plan and related documents and actions; Mid-Market Redevelopment Project Area (Resolution No. 82-2005)

Action Taken: _____

(g) Approving the Report on the Redevelopment Plan for the Mid-Market Redevelopment Plan and authorizing transmittal of the Report on the Redevelopment Plan to the Board of Supervisors; Mid-Market Redevelopment Project Area (Resolution No. 83-2005)

Action Taken: _____

(h) Approving the proposed Redevelopment Plan for the Mid-Market Redevelopment Project Area and recommending its adoption by the Board of Supervisors; Mid-Market Redevelopment Project Area (Resolution No. 84-2005)

Action Taken: _____

(i) Approving rules governing participation by property owners and the extension of reasonable preferences to business occupants for the Mid-Market Redevelopment Project Area; Mid-Market Redevelopment Project Area (Resolution No. 85-2005)

Action Taken: _____

(j) Authorizing the Mid-Market Delegation Agreement with the Planning Department of the City and County of San Francisco; Mid-Market Redevelopment Project Area (Resolution No. 86-2005)

Action Taken: _____

(k) Recommending that the Board of Supervisors to adopt the Mid-Market Special Use District for the proposed Mid-Market Redevelopment Plan; Mid-Market Redevelopment Project Area (Resolution No. 87-2005)

Action Taken: _____

(l) Commending the Mid-Market Project Area Committee; Mid-Market Redevelopment Project Area (Resolution No. 88-2005)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
 - (a) Restriction on commercial uses at 1600 Webster Street and applicability to Starbucks Corporation and The United Parcel Service (UPS) Store; Western Addition Redevelopment Project Area A-2
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

- (a) Pursuant to Government Code § 54956.8 to instruct the Agency's real property negotiators in connection with the negotiations of lease agreements with The Lavish Group and The Boxed Foods Company regarding the East and West Cafés at Yerba Buena Gardens; Yerba Buena Center Redevelopment Project Area. Agency negotiators: Marcia Rosen, Joanne Sakai, Amy Neches, Tracie Reynolds, Tiffany Bohee, and Cathy Pickering.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President
London Breed, Vice-President
Francee Covington
Leroy King
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1. Recognition of a Quorum

2. Closed Session:

Staff presentation estimated time: 10 minutes

(a) Pursuant to Government Code § 54956.9(b): Conference with Legal Counsel regarding anticipated litigation: one potential case.

3. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**

4. Matters of Unfinished Business

CONTINUED FROM THE MAY 17TH COMMISSION MEETING

STAFF WILL RECOMMEND FURTHER CONTINUANCE OF ITEMS 4 (a) THROUGH 4 (g)

Items 4 (a) through 4 (g) are related to the Mid-Market Redevelopment Plan

(a) Adopting environmental findings and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act (CEQA) and State CEQA Guidelines in connection with the Mid-Market Redevelopment Plan and related documents and actions; Mid-Market Redevelopment Project Area (Resolution No. 82-2005)

Action Taken: _____

(b) Approving the Report on the Redevelopment Plan for the Mid-Market Redevelopment Plan and authorizing transmittal of the Report on the Redevelopment Plan to the Board of Supervisors; Mid-Market Redevelopment Project Area (Resolution No. 83-2005)

Action Taken: _____

(c) Approving the proposed Redevelopment Plan for the Mid-Market Redevelopment Project Area and recommending its adoption by the Board of Supervisors; Mid- Market Redevelopment Project Area (Resolution No. 84-2005)

Action Taken: _____

(d) Approving rules governing participation by property owners and the extension of reasonable preferences to business occupants for the Mid-Market Redevelopment Project Area; Mid- Market Redevelopment Project Area (Resolution No. 85-2005)

Action Taken: _____

(e) Authorizing the Mid-Market Delegation Agreement with the Planning Department of the City and County of San Francisco; Mid-Market Redevelopment Project Area (Resolution No. 86-2005)

Action Taken: _____

(f) Recommending that the Board of Supervisors to adopt the Mid-Market Special Use District for the proposed Mid-Market Redevelopment Plan; Mid-Market Redevelopment Project Area (Resolution No. 87-2005)

Action Taken: _____

(g) Commending the Mid-Market Project Area Committee; Mid- Market Redevelopment Project Area (Resolution No. 88-2005)

Action Taken: _____

5. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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(a) Approval of Minutes: Meeting of May 17, 2005

(b) Authorizing a Second Amendment to the Disposition and Development Agreement with Fillmore Development Associates, LLC, a California limited liability company, to revise the performance schedule for a mixed-use project on Agency Parcel 732-A; Western Addition Redevelopment Project Area A-2 (Resolution No. 89-2005)

(c) Authorizing an extension of time for completion of Contract RPSB 003-03 with Dutra Construction Company, Inc., a California corporation, from January 14, 2005 to August 15, 2005 for South Beach Park and Harbor Improvements; Rincon Point - South Beach Redevelopment Project Area (Resolution No. 90-2005)

(d) Commending and expressing appreciation to Jose Campos for nine years of dedicated public service with the Redevelopment Agency of the City and County of San Francisco (Resolution No. 91-2005)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

(e) Reviewing staff's determination on commercial uses at 1600 Webster Street; Western Addition Redevelopment Project Area A-2

Action Taken: _____

BEFORE THE REGULAR ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

Items 5 (f), through 5 (h) are related to loan agreements for the Agency's issuance of Tax Allocation Refunding Revenue Bonds

Staff presentation estimated time: 10 minutes

(f) Authorizing the execution of loan agreements in an aggregate principal amount of not to exceed \$23,000,000 relating to the issuance of 2005 Series A Tax Allocation Refunding Revenue Bonds (San Francisco Redevelopment Projects), of not to exceed \$10,000,000 relating to the issuance of 2005 Series B Taxable Tax Allocation Refunding Revenue Bonds (San Francisco Redevelopment Projects), approving the final official statements relating to the bonds, and authorizing and approving other matters properly relating thereto (Merged Embarcadero-Lower Market (Golden Gateway) Redevelopment Project Area/South of Market Earthquake Recovery Project Area/Federal Office Building Redevelopment Project Area, and Western Addition Redevelopment Project Area A-2) (Resolution No. 92-2005)

Action Taken: _____

(g) Authorizing the execution of loan agreements in an amount of not to exceed \$50,000,000 relating to the issuance of 2005 Series C Taxable Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects), approving the final official statements relating to the bonds, and authorizing and approving other matters properly relating thereto (Embarcadero-Lower Market (Golden Gateway) Redevelopment Project Area, Hunters Point Redevelopment Project Area, India Basin Industrial Park Redevelopment Project Area, Western Addition Redevelopment Project Area A-2, and Yerba Buena Center Redevelopment Project Area) (Resolution No. 93-2005)

Action Taken: _____

(h) Authorizing the execution of a loan agreement in amount of not to exceed \$17,000,000 relating to the issuance of 2005 Series D Tax Allocation Revenue Bonds (Mission Bay North Redevelopment Project) by the City and County of San Francisco Redevelopment Financing Authority, approving the final official statement relating to the bonds, and authorizing and approving other matters properly relating thereto (Mission Bay North Redevelopment Project Area) (Resolution No. 94-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(i) Approving the Report on the Redevelopment Plan and the Redevelopment Plan for the Transbay Redevelopment Project with revisions pursuant to a request from the Board of Supervisors; recommending adoption of the Redevelopment Plan by the Board of Supervisors; and authorizing transmittal of the Agency's recommendation, including the Report on the Redevelopment Plan and the Redevelopment Plan, to the Board of Supervisors; Transbay Redevelopment Project Area (Resolution No. 95-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(j) Approving the fiscal year 2005-2006 Bayview Hunters Point Project Area Committee budget and allocate funds not to exceed \$20,000 for fiscal agent services and not to exceed \$130,150 for administrative support and operations services for the Bayview Hunters Point Project Area Committee, for a total aggregate amount not to exceed \$504,595 and authorizing a second amendment to the personal services contract with Bayview Opera House, Inc., a California nonprofit corporation, to extend the term of the contract from June 30, 2005 to June 30, 2006 for fiscal agent services; Hunters Point Redevelopment Project Area, Bayview Hunters Point Redevelopment Survey Area (Resolution No. 96-2005)

Action Taken: _____

Items 5 (k) and (l) are related to the Central Freeway Parcel A project

Staff presentation estimated time: 10 minutes

(k) Public hearing to hear all persons interested in the disposition of the Agency's interest in the land at the southeast corner of Turk and Gough Streets, 871-881 Turk Street, APN Block 761, Lot 29, through a ground lease agreement with Parkview Terrace Partners, L.P., a California limited partnership

Authorizing a ground lease agreement with Parkview Terrace Partners, L.P., a California limited liability company, for the development of 101 units of very low-income senior rental housing at 871-881 Turk Street; Western Addition Redevelopment Project Area A-2; Citywide Tax Increment Housing Program (Resolution No. 97-2005)

Action Taken: _____

(l) Authorizing a tax increment loan agreement in an amount not to exceed \$13,161,373 with Parkview Terrace Partners, L.P., a California limited partnership, for the development of 101 units of very low-income senior rental housing at 871-881 Turk Street; Western Addition Redevelopment Project Area A-2; Citywide Tax Increment Housing Program (Resolution No. 98-2005)

Action Taken: _____

(m) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue multifamily mortgage revenue bonds in one or more series in an aggregate amount not to exceed \$12,500,000 to finance the acquisition and rehabilitation of the Banneker Homes, a 108-unit residential development located at 765 Fulton Street by Banneker Homes Partners, L.P., a California limited partnership; Western Addition Redevelopment Project Area A-2 (Resolution No. 99-2005)

Action Taken: _____

6. Matters not appearing on Agenda
7. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
8. Report of the President
9. Report of the Executive Director
10. Commissioners' Questions and Matters
11. Adjournment

City and County of San Francisco REDEVELOPMENT FINANCING AUTHORITY



Gavin Newsom, Mayor

Ramon E. Romero, Chairman
Leroy King, Vice-Chairman
London Breed
Francee Covington
Richard H. Peterson, Jr.
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Board Secretary



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NOTICE OF SPECIAL MEETING

Tuesday, June 7, 2005

06-05-05 A10:19 RU

NOTICE IS HEREBY GIVEN that the Board of Directors of the City and County of San Francisco Redevelopment Financing Authority (the "Authority") will hold a Special Meeting on **Tuesday, June 7, 2005**, at the hour of 4:00 p.m., or as soon thereafter as the matter may be considered, in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco, California 94102. The business to be transacted at this meeting consists of:

1. Election of Officers (calendar year 2005): Chairman, Vice-Chairman, and Board Secretary.

2. Matters of New Business:

Staff presentation estimated time: 10 minutes

- (a) Resolution No. 1-2005, Authorizing the Issuance of the 2005 Series A Tax Allocation Refunding Revenue Bonds (San Francisco Redevelopment Projects) in an Amount not to Exceed \$23,000,000 and the 2005 Series B Taxable Tax Allocation Refunding Revenue Bonds (San Francisco Redevelopment Projects) in an Amount not to Exceed \$10,000,000; Approving Forms of Indentures of Trust, Loan Agreements and Official Statement; Authorizing the Competitive Sale of the Bonds; and Authorizing and Approving Other Matters Properly Relating Thereto (Merged Embarcadero – Lower Market (Golden Gateway) Redevelopment Project Area/South of Market Earthquake Recovery Redevelopment Project Area/Federal Office Building Redevelopment Project Area, Rincon Point – South Beach Redevelopment Project Area and Western Addition Redevelopment Project Area A-2)

Action Taken: _____

(b) Resolution No. 2-2005, Authorizing the Issuance of the 2005 Series C Taxable Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) in an Amount Not to Exceed \$50,000,000; Approving Forms of an Indenture of Trust, Loan Agreements and Official Statement; Authorizing the Competitive Sale of the Bonds; and Authorizing and Approving Other Matters Properly Relating Thereto (Merged (Embarcadero – Lower Market (Golden Gateway) Redevelopment Project Area, Hunters Point Redevelopment Project Area, India Basin Industrial Park Redevelopment Project Area, Western Addition Redevelopment Project Area A-2 and Yerba Buena Center Redevelopment Project Area)

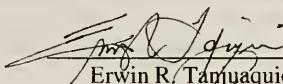
Action Taken: _____

(c) Resolution No. 3-2005, Authorizing the Issuance of the 2005 Series D Tax Allocation Revenue Bonds (Mission Bay North Redevelopment Project) in an Initial Aggregate Principal Amount not to Exceed \$17,000,000; Approving Forms of an Indenture of Trust, Loan Agreement and Official Statement; Authorizing the Competitive Sale of the Bonds and Authorizing and Approving Other Matters Properly Relating Thereto (Mission Bay North Redevelopment Project Area)

Action Taken: _____

3. Adjournment

Note: Members of the public have a right to comment on the matter(s) described above before consideration of the item.



Erwin R. Tamauquio
Board Secretary

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President

London Breed, Vice-President

Francee Covington

Leroy King

Ramon E. Romero

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaqio, Commission Secretary



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06-20-05 A09:28 RCVD

A G E N D A

Tuesday, June 21, 2005 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaqio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of June 7, 2005
- (b) Authorizing an amended and restated Personal Services Contract with McCoy's Patrol Service, a California corporation, for interim security services at the Hunters Point Shipyard to extend the contract for a term not to exceed three months, from July 1, 2005 through September 30, 2005 and increase the contract amount by \$75,000 for a total aggregate amount not to exceed \$1,030,000; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 100-2005)
- (c) Authorizing a First Amendment to the Agency agreement with the Treasure Island Development Authority, a public body, corporate and politic, for the provision of Agency staff services to the Treasure Island Development Authority, for a term not to exceed three months (Resolution No. 101-2005)
- (d) Authorizing a Third Amendment to the Rental Subsidy Agreement with the Housing Authority of the City and County of San Francisco, to extend the contract term through September 30, 2005 and to increase compensation by an amount not to exceed \$812,500, for a total aggregate amount not to exceed \$4,062,500, to provide rental assistance for the third year of a three year contract; Housing Opportunities for Persons With AIDS Program ("HOPWA") (Resolution No. 102-2005)
- (e) Authorizing a First Amendment to the Housing Opportunities for Persons With AIDS ("HOPWA") Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, to extend the contract term through September 30, 2005 and to increase the compensation by an amount not to exceed \$65,000, for a total aggregate amount not to exceed \$325,000, for July 1, 2004 to September 30, 2005, to provide supportive services related to the HOPWA Rental Subsidy Program; Housing Opportunities for Persons with AIDS Program (Resolution No. 103-2005)

(f) Consenting to former Agency employee Kofi Bonner's work with Lennar Corporation regarding the Hunters Point Shipyard project; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 104-2005)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

(g) Authorizing the issuance of special tax bonds for Community Facilities District No. 6 (Mission Bay South Public Improvements) in an amount not to exceed \$21,000,000, approving and directing the execution of a second supplement to fiscal agent agreement and a bond purchase agreement, and approving other related documents and actions; Mission Bay South Redevelopment Project Area (Resolution No. 105-2005)

Action Taken: _____

Items 4 (h) and 4 (i) are related to the HOPWA fiscal agent agreements with Marin and San Mateo Counties

Staff presentation estimated time: 10 minutes

(h) Authorizing a 2005-2006 Fiscal Agent Agreement with the County of Marin in an amount not to exceed \$703,000 from July 1, 2005 to June 30, 2006, as part of the Housing Opportunities for Persons With AIDS Program (Resolution No. 106-2005)

Action Taken: _____

(i) Authorizing a 2005-2006 Fiscal Agent Agreement with the County of San Mateo in an amount not to exceed \$740,000, from July 1, 2005 to June 30, 2006, as part of the Housing Opportunities for Persons With AIDS Program (Resolution No. 107-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(j) Approving a fiscal year 2005-2006 budget for the South of Market Project Area Committee in an amount not to exceed \$193,423 and authorizing a Third Amendment to the Personal Services Contract with the San Francisco Community Clinic Consortium, a California nonprofit public benefit corporation, to extend the contract for fiscal agent services on a month-to-month basis for a period not to exceed six months and to increase the maximum amount payable by \$96,712 for an aggregate amount not to exceed \$621,649, subject to funding approval by the Board of Supervisors; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 108-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(k) Authorizing a Personal Services Contract with the San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$285,000, for homeowner assistance and housing development activities, as part of the Agency's Citywide Tax Increment Housing Program (Resolution No. 109-2005)

Action Taken: _____

Items 4 (l) and 4 (m) are related to the 4800 Third Street project

Staff presentation estimated time: 10 minutes

(l) Authorizing a Fifth Amendment to an Exclusive Negotiations Agreement with San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, to extend the expiration from January 31, 2005 to January 31, 2006, leading to a Development and Disposition Agreement of 4800 Third Street, within the Bayview Hunters Point Redevelopment Survey Area, for the development of 18 low-and moderate-income first-time ownership units and ground floor commercial space; Citywide Tax Increment Housing Program (Resolution No. 110-2005)

Action Taken: _____

(m) Authorizing a First Amendment to the Tax Increment Loan Agreement with the San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, to increase the loan by \$453,500 for a total amount not to exceed \$853,500, for the development of 18 low-and moderate-income first-time homeownership units and ground floor commercial space at 4800 Third Street, within the Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 111-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(n) Designating the 1700 block of Newcomb Avenue as the pilot block for participation in the Model Block program, Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 112-2005)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None**.
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President
London Breed, Vice-President
Francee Covington
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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ned **NOTE:** QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THERE WILL BE NO COMMISSION MEETING ON

JULY 5, 2005

THE NEXT REGULAR MEETING WILL BE HELD ON

JULY 19, 2005

Prepared and mailed June 29, 2005

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A G E N D A
Tuesday, July 19, 2005 • 4:00 p.m.

07-18-05 P01:42: RLVU

ACCESSIBLE MEETING POLICY

For additional information about the Agency items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

CONTINUED FROM THE MAY 17TH AND JUNE 7TH COMMISSION MEETINGS

STAFF WILL RECOMMEND FURTHER CONTINUANCE OF ITEMS 3 (a) THROUGH 3 (g)

Items 3 (a) through 3 (g) are related to the Mid-Market Redevelopment Plan

(a) Adopting environmental findings and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act (CEQA) and State CEQA Guidelines in connection with the Mid-Market Redevelopment Plan and related documents and actions; Mid-Market Redevelopment Project Area (Resolution No. 82-2005)

Action Taken: _____

(b) Approving the Report on the Redevelopment Plan for the Mid-Market Redevelopment Plan and authorizing transmittal of the Report on the Redevelopment Plan to the Board of Supervisors; Mid-Market Redevelopment Project Area (Resolution No. 83-2005)

Action Taken: _____

(c) Approving the proposed Redevelopment Plan for the Mid-Market Redevelopment Project Area and recommending its adoption by the Board of Supervisors; Mid- Market Redevelopment Project Area (Resolution No. 84-2005)

Action Taken: _____

(d) Approving rules governing participation by property owners and the extension of reasonable preferences to business occupants for the Mid-Market Redevelopment Project Area; Mid-Market Redevelopment Project Area (Resolution No. 85-2005)

Action Taken: _____

(e) Authorizing the Mid-Market Delegation Agreement with the Planning Department of the City and County of San Francisco; Mid-Market Redevelopment Project Area (Resolution No. 86-2005)

Action Taken: _____

(f) Recommending that the Board of Supervisors to adopt the Mid-Market Special Use District for the proposed Mid-Market Redevelopment Plan; Mid-Market Redevelopment Project Area (Resolution No. 87-2005)

Action Taken: _____

(g) Commending the Mid-Market Project Area Committee; Mid-Market Redevelopment Project Area (Resolution No. 88-2005)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

(a) Approval of Minutes: Meeting of June 21, 2005

Action Taken: _____

REGULAR AGENDA

Items 4 (b) and 4 (c) are related to the 330 and 335 Berry Street project

Staff presentation estimated time: 10 minutes

(b) Authorizing an exclusive negotiations with BRIDGE Regional Partners, Inc., a California nonprofit public benefit corporation, for the development of low and moderate income first-time homeownership housing at 330 Berry Street and 335 Berry Street, also known as Block N4, Parcel 2 and Block N4a, Parcel 2, Mission Bay North Redevelopment Project Area (Resolution No. 113-2005)

Action Taken: _____

(c) Authorizing a loan agreement not to exceed \$2,450,701 with BRIDGE Regional Partners, Inc., a California nonprofit public benefit corporation, for the predevelopment of up to 131 units of low and moderate-income first-time homeownership housing at 330 Berry Street and 335 Berry Street, also known as Block N4, Parcel 2 and Block N4a, Parcel 2, Mission Bay North Redevelopment Project Area (Resolution No. 114-2005)

Action Taken: _____

Items 4 (d) and 4 (e) are related to the 5600 Third Street project

Staff presentation estimated time: 10 minutes

(d) Authorizing a second amendment to an exclusive negotiations agreement with BRIDGE Housing Corporation, a California nonprofit public benefit corporation, to negotiate a ground lease, to extend the term for 12 months, and to amend the schedule of performance, for the development of approximately 132 units of very low-income senior rental housing and 118 units of low-income ownership units at 5600 Third Street; Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 115-2005)

Action Taken: _____

(e) Authorizing a second amendment to a predevelopment loan agreement with Bridge Housing Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$600,000, for a total aggregate amount not to exceed \$3,132,990, for the development of approximately 132 units of very low-income senior rental housing and 118 units of low-income ownership units at 5600 Third Street; Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 116-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(f) Authorizing a Personal Services Contract with Urban Strategies Council, a California nonprofit organization, in an amount not to exceed \$285,922, to provide technical assistance to the Hunters Point Shipyard Citizens Advisory Committee; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 117-2005)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

(a) Pursuant to Government Code Section § 54956.8 to instruct the Agency's real property negotiators in connection with the negotiations with Mission Housing Development Corporation, a California nonprofit public benefit corporation, regarding Central Freeway Parcel C, Assessor's Block 768, Lot 13; Western Addition Redevelopment Project Area A-2. Agency negotiators: Marcia Rosen, Olson Lee, James B. Morales, Heidi Gewertz, Kate Hartley, and Tiffany Bohee.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President
London Breed, Vice-President
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Leroy King
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Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, August 2, 2005 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of July 19, 2005
- (b) Authorizing a Second Amendment to the Personal Services Contract with Keyser Marston Associates, Inc., a California corporation, to extend the term of the contract for six months and increase the contract by an amount not to exceed \$50,000 for a total aggregate amount of \$225,000; Mid-Market Redevelopment Survey Area (Resolution No. 118-2005)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Authorizing the issuance, sale and delivery of multifamily housing revenue bonds in an aggregate principal amount not to exceed \$36,750,356 to assist Mission Bay Housing Partners, L.P., with the financing of the construction of affordable residential rental facilities known as Mission Bay Apartments at 420 Berry Street (also known as Block N5), and authorizing and approving related actions and authorizing the execution and delivery of related documents; Mission Bay North Redevelopment Project Area (Resolution No. 119-2005)

Action Taken: _____

Items 4 (d) and 4 (e) are related to the Contemporary Jewish Museum

Staff presentation estimated time: 10 minutes

(d) Authorizing an amended and restated Disposition and Development Agreement with The Contemporary Jewish Museum, a California nonprofit public benefit corporation, for Parcel CB-1-JSS; Yerba Buena Center Redevelopment Project Area (Resolution No. 120-2005)

Action Taken: _____

(e) Conditionally approving an amended schematic design for The Contemporary Jewish Museum to be developed on Parcel CB-1-JSS; Yerba Buena Center Redevelopment Project Area (Resolution No. 121-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(f) Authorizing a First Amendment to the Disposition and Development Agreement with Jessie Square Garage Partners LLC, a Delaware limited liability company, and CB-1 Museum Partners LLC, a Delaware limited liability company, to revise certain development requirements for the Jessie Square improvements to be constructed on Central Block One; Yerba Buena Center Redevelopment Project Area (Resolution No. 122-2005)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President
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Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, August 16, 2005 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

CONTINUED FROM THE MAY 17TH, JUNE 7TH AND JULY 19TH COMMISSION MEETINGS

STAFF WILL RECOMMEND INDEFINITE CONTINUANCE AND WILL RENOTICE THE ITEMS

Items 3 (a) through 3 (g) are related to the Mid-Market Redevelopment Plan

(a) Adopting environmental findings and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act (CEQA) and State CEQA Guidelines in connection with the Mid-Market Redevelopment Plan and related documents and actions; Mid-Market Redevelopment Project Area (Resolution No. 82-2005)

Action Taken: _____

(b) Approving the Report on the Redevelopment Plan for the Mid-Market Redevelopment Plan and authorizing transmittal of the Report on the Redevelopment Plan to the Board of Supervisors; Mid-Market Redevelopment Project Area (Resolution No. 83-2005)

Action Taken: _____

(c) Approving the proposed Redévelopment Plan for the Mid-Market Redevelopment Project Area and recommending its adoption by the Board of Supervisors; Mid- Market Redevelopment Project Area (Resolution No. 84-2005)

Action Taken: _____

(d) Approving rules governing participation by property owners and the extension of reasonable preferences to business occupants for the Mid-Market Redevelopment Project Area; Mid- Market Redevelopment Project Area (Resolution No. 85-2005)

Action Taken: _____

(e) Authorizing the Mid-Market Delegation Agreement with the Planning Department of the City and County of San Francisco; Mid-Market Redevelopment Project Area (Resolution No. 86-2005)

Action Taken: _____

(f) Recommending that the Board of Supervisors to adopt the Mid-Market Special Use District for the proposed Mid-Market Redevelopment Plan; Mid-Market Redevelopment Project Area (Resolution No. 87-2005)

Action Taken: _____

(g) Commending the Mid-Market Project Area Committee; Mid- Market Redevelopment Project Area (Resolution No. 88-2005)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

**ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO
SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR
THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:**

- (a) Approval of Minutes: Meeting of August 2, 2005
- (b) Authorizing a First Amendment to the Personal Services Contract with Kennedy-Tompkins Consultants, Inc., a California corporation, to extend the term of the contract on a month-to-month basis, not to exceed four months, for a monthly contract amount of \$14,580, for a total aggregate amount not to exceed \$583,212; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 123-2005)
- (c) Authorizing a Second Amendment to the Personal Services Contract with Costless Maintenance Services Co., Inc., a California corporation, to extend the term through February 28, 2006 and to increase the monthly compensation to \$2,371 for an aggregate contract amount not to exceed \$67,000 for janitorial services at South Beach Harbor; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 124-2005)
- (d) Authorizing an extension of time for a panel of real estate economics firms for a period of two years from October 15, 2005 to October 15, 2007 to provide ongoing consulting services; All Redevelopment Survey and Project Areas (Resolution No. 125-2005)
- (e) Authorizing a Second Amendment to the Memorandum of Understanding and to the Grant Agreement both with Bindlestiff Studio, a California nonprofit public benefit corporation, to extend the term from June 30, 2005 to December 31, 2005, to allow for additional predevelopment activities associated with a new community theater at the Plaza Apartments, 988-992 Howard Street; and authorizing a second amendment to the fiscal agent contract with Tenants and Owners Development Corporation, a California nonprofit public benefit corporation, to extend the term from June 30, 2005 to December 31, 2005, to act as fiscal agent for Bindlestiff Studio; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 126-2005)
- (f) Authorizing payment of \$65,000 to the Human Rights Commission of the City and County of San Francisco for the Agency's share of the cost of the City-wide Surety Bond Program for the fiscal year of 2005-2006 (Resolution No. 127-2005)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

(g) Authorizing an agreement with BRE/Rincon, LLC to resolve issues related to the sale of condominiums at Rincon Towers, 88 Howard Street; Rincon Point–South Beach Redevelopment Project Area (Resolution No. 128-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(h) Authorizing the execution of a sublease agreement and related documents with the City and County of San Francisco for a portion of the fifth floor at One South Van Ness Avenue (Resolution No. 129-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(i) Authorizing the issuance, sale and delivery of multifamily housing revenue bonds in an aggregate principal amount not to exceed \$17,000,000 to assist the Ceatrice Polite L.P., a California limited partnership, with the acquisition and rehabilitation of residential facilities at 321 Clementina Street, San Francisco; authorizing certain officers to enter into bond documents with respect to such bonds, approving official statements and approving and authorizing actions and documents relating thereto; Yerba Buena Center Redevelopment Project Area (Resolution No. 130-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(j) Authorizing a Personal Services Contract with MJM Management Group, Inc., a California corporation, and San Francisco Clean City Coalition, a nonprofit public benefit corporation, for steam cleaning and related services for the Sixth Street corridor; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 131-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(k) Authorizing a Designation Agreement with the City and County of San Francisco for the purpose of administering a BEGIN grant from the State of California in an amount not to exceed \$540,000 to provide down payment assistance for 18 low and moderate-income first-time homebuyers at 4800 Third Street, Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 132-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(l) Authorizing a Settlement Agreement and Release of Claims in the lawsuit entitled South Beach SOMA Coalition v. City and County of San Francisco, et al., (San Francisco Superior Court, Case No. 504-366, Notice of Entry of Judgment filed June 21, 2005); Transbay Redevelopment Area (Resolution No. 133-2005)

Action Taken: _____

Items 4 (m) and 4 (n) are related to the Agency's Affordable Housing Policy

Staff presentation estimated time: 10 minutes

(m) Authorizing an amended and restated Agency Housing Policy to clarify the Agency's intent to use 50% of total tax increment funds for low and moderate income housing and expressing the intent to incorporate this housing policy in all future redevelopment plans; Citywide Tax Increment Housing Program (Resolution No. 134-2005)

Action Taken: _____

(n) Authorizing an amended and restated Administrative Guidelines to update the administrative procedures concerning the use of tax increment housing funds; Citywide Tax Increment Housing Program (Resolution No. 135-2005)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President
London Breed, Vice-President
Francee Covington
Leroy King
Ramon E. Romero
Darshan Singh
Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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NOTE: QUESTIONS MAY BE DIRECTED TO ERWIN R. TANJUAQUIO,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

**THERE WILL BE NO COMMISSION MEETING ON
SEPTEMBER 6, 2005**

**THE NEXT REGULAR MEETING WILL BE HELD ON
SEPTEMBER 20, 2005**

Prepared and mailed August 31, 2005

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REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A

Tuesday, September 20, 2005 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

**ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE
CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND
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THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED
FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:**

- (a) Approval of Minutes: Meeting of August 16, 2005
- (b) Authorizing a Fourth Amendment to the Personal Services Contract with EIP Associates, a California corporation, to extend the term of the contract to June 30, 2006; Bayview Hunters Point Redevelopment Survey Area; Hunters Point, India Basin Industrial Park and Bayview Industrial Triangle Redevelopment Project Areas (Resolution No. 136-2005)
- (c) Authorizing a Second Amendment to the Agency agreement with the Treasure Island Development Authority, a public body, corporate and politic, for the provision of Agency staff services to the Treasure Island Development Authority, on a month-to-month basis for a term not to exceed six months and authorizing other actions properly relating thereto (Resolution No. 137-2005)
- (d) Authorizing a First Amendment to the Personal Services Contract between the Agency and MJM Management Group., a California corporation, and Ella Hill Hutch Community Center, a California nonprofit corporation, as a joint venture, to extend the contract term on a month-to-month basis for a maximum of six months and to increase the maximum contract amount by \$93,600 for a total aggregate amount not to exceed \$498,766; Western Addition Approved Redevelopment Project Area A-2 (Resolution No. 138-2005)
- (e) Authorizing a Fourth Amendment to the Rental Subsidy Agreement with the Housing Authority of the City and County of San Francisco, to extend the contract term through December 31, 2005 and to increase compensation by an amount not to exceed \$812,500, for a total aggregate amount not to exceed \$4,875,000, to provide rental assistance for the third year of a three year contract; Housing Opportunities for Persons With AIDS Program (Resolution No. 139-2005)

(f) Authorizing a Second Amendment to the Housing Opportunities for Persons With AIDS (“HOPWA”) Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, to extend the contract term through December 31, 2005 and to increase the compensation by an amount not to exceed \$65,000, for a total aggregate amount not to exceed \$390,000, for July 1, 2004 to December 31, 2005, to provide supportive services related to the HOPWA Rental Subsidy Program; Housing Opportunities for Persons With AIDS Program (Resolution No. 140-2005)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

(g) Authorizing execution of personal services contracts with consulting firms listed on a panel for redevelopment plan adoptions and amendment services for a three-year period for a total aggregate amount not to exceed \$450,000 on an as-needed basis and subject to the availability of funds; all redevelopment project areas and survey areas (Resolution No. 141-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(h) Authorizing a tax increment loan agreement with the Alder Hotel, LLC, a California limited liability company, for an amount not to exceed \$100,000, pursuant to the Single Room Occupancy Hotel Rehabilitation Program, for rehabilitation activities at the Alder Hotel located at 169 Sixth Street; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 142-2005)

Action Taken: _____

Items 4 (i), 4 (j) and 4 (k) are related to the Sixth Street Economic Revitalization Program

Staff presentation estimated time: 10 minutes

(i) Authorizing the allocation of \$387,000 in additional funding to provide loans for façade improvement, tenant improvement, and business assistance projects in a total aggregate amount not to exceed \$1,137,000 as part of the Sixth on Sixth Economic Revitalization Program; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 143-2005)

Action Taken: _____

(j) Authorizing a Third Amendment to the Business Development Letter Agreement with the Mayor’s Office of Community Development to increase the maximum amount payable by \$190,000 for design assistance as part of the Six on Sixth Economic Revitalization Program through the reallocation of existing program funds, for an aggregate amount not to exceed \$2,698,820; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 144-2005)

Action Taken: _____

(k) Authorizing changes in the participation and loan criteria for loans to businesses and property owners available through the Six on Sixth Economic Revitalization Program; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 145-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(l) Authorization to negotiate a Personal Services Contract with McCoy's Patrol Service, a California corporation, to provide security services at the Hunters Point Shipyard for a term of three years, beginning on October 1, 2005 and ending on September 30, 2008, for a total aggregate amount not to exceed \$975,000 (which amount shall be paid with non-Agency funds), subject to the appropriation of funds by the United States Department of the Navy; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 146-2005)

Action Taken: _____

Staff presentation estimated time: 15 minutes

(m) Workshop on Mission Bay North and South Redevelopment Areas; Mission Bay North and South Redevelopment Project Areas

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

(a) Pursuant to Government Code § 54956.8 to confer with the Agency's real property negotiators in connection with potential lease terms with Boxed Foods Company and PJR LLC (dba Samovar Tea Lounge), regarding the East and West Cafes at Yerba Buena Gardens, Yerba Buena Center Redevelopment Project Area. Agency negotiators: Marcia Rosen, Joanne Sakai, Amy Neches, Tracie Reynolds, Tiffany Bohee, and Penny Nakatsu.

Staff presentation estimated time: 10 minutes

(b) Pursuant to Government Code Section § 54956.8 to confer with the Agency's real property negotiators in connection with the negotiations with Mission Housing Development Corporation, a California nonprofit public benefit corporation, regarding Central Freeway Parcel C, Assessor's Block 768, Lot 13; Western Addition Redevelopment Project Area A-2. Agency negotiators: Marcia Rosen, Olson Lee, James B. Morales, Gaynell Armstrong, Heidi Gewertz, Kate Hartley, and Tiffany Bohee.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A

Tuesday, October 4, 2005 • 4:00 p.m.

10-03-05 A10.28 RCV

PLEASE NOTE: THE REDEVELOPMENT AGENCY COMMISSIONERS WILL MEET AS THE HOUSING COMMITTEE OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND PROGRAM BEGINNING AT 4:00 P.M. THE REDEVELOPMENT AGENCY MEETING WILL BEGIN AS SOON THEREAFTER AS THE HOUSING COMMITTEE MEETING AGENDA IS CONCLUDED.

ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of September 20, 2005

Action Taken: _____

REGULAR AGENDA

Items 4 (b) through 4 (e) are related to the South of Market Redevelopment Plan Amendment

Staff presentation estimated time: 10 minutes

- (b) Affirming the environmental findings and statement of overriding considerations previously adopted pursuant to the California Environmental Quality Act for the South of Market Redevelopment Plan Amendment and related documents and actions; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 147-2005)

Action Taken: _____

- (c) Approving the Report on the Redevelopment Plan for the South of Market Earthquake Recovery Redevelopment Plan Amendment and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 148-2005)

Action Taken: _____

- (d) Approving the proposed Redevelopment Plan Amendment for the South of Market Earthquake Recovery Redevelopment Project Area and recommending its adoption by the Board of Supervisors of the City and County of San Francisco; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 149-2005)

Action Taken: _____

(e) Amending the rules governing participation by property owners and the extension of reasonable preferences to business occupants for the South of Market Earthquake Recovery Redevelopment Project; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 150-2005)

Action Taken: _____

Items 4 (f), 4 (g) and 4 (h) are related to the 10th and Mission family housing and 9th and Jessie senior housing projects

Staff presentation estimated time: 10 minutes

(f) Authorizing a Tax Increment Loan Agreement and a second amended and restated option to ground lease with Mercy Housing California XIV, a California limited partnership, in an amount not to exceed \$25,258,383, for the development of approximately 135 very low income family rental units, and one manager's unit, at 10th and Mission Streets, Block 3508, Lots 26 and 27; Mid-Market Redevelopment Survey Area, Citywide Tax Increment Housing Program (Resolution No. 151-2005)

Action Taken: _____

(g) Conditionally approving a schematic design and making findings under the California Environmental Quality Act for Mercy Housing California XIV's, a California limited partnership, 10th and Mission family housing project located at 10th and Mission Streets, Block 3508, Lots 26 and 27; Mid-Market Redevelopment Survey Area (Resolution No. 152-2005)

Action Taken: _____

(h) Conditionally approving a schematic design and making findings under the California Environmental Quality Act for Mercy Housing California's, a California nonprofit public benefit corporation, 9th and Jessie senior housing project, located at 9th and Jessie Streets, Block 3508, Lot 51; Mid-Market Redevelopment Survey Area (Resolution No. 153-2005)

Action Taken: _____

Items 4 (i) and 4 (j) are related to the Parcel 1, Block N4 condominium project

Staff presentation estimated time: 10 minutes

(i) Adopting environmental findings pursuant to the California Environmental Quality Act in connection with the approval of the combined basic concept and schematic design for a 268 unit residential project on Parcel 1 of Block N4 in the Mission Bay North Redevelopment Project Area, pursuant to an Owner Participation Agreement with FOCIL-MB, LLC; Mission Bay North Redevelopment Project Area (Resolution No. 154-2005)

Action Taken: _____

(j) Conditionally approving the combined basic concept and schematic design for Parcel 1 of Block N4, a 268 unit residential project in the Mission Bay North Redevelopment Project Area, pursuant to an Owner Participation Agreement with FOCIL-MB, LLC; Mission Bay North Redevelopment Project Area (Resolution No. 155-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(k) Considering the Western Addition Citizens Advisory Committee's request to authorize a grant agreement with Ave Montague dba Ave Montague & Associates for reimbursement for events held in the Western Addition A-2 related to the 2005 San Francisco Black Film Festival in an amount not to exceed \$7,500, conditioned upon submission of supporting documentation; Western Addition Redevelopment Project Area A-2 (Resolution No. 156-2005)

Action Taken:

Staff presentation estimated time: 10 minutes

(l) Authorizing the reallocation of an amount not to exceed \$290,834 for the purpose of issuing and funding request for proposals for certain promotional events in the Fillmore Jazz Preservation Jazz District; Western Addition Redevelopment Project Area A-2 (Resolution No. 157-2005)

Action Taken:

Staff presentation estimated time: 10 minutes

(m) Approving an operating budget not to exceed \$326,257 for the third year of the three-year maintenance and management agreement with the Port of San Francisco for the provision of maintenance and management services for Rincon Park; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 158-2005)

Action Taken:

Staff presentation estimated time: 10 minutes

(n) Authorizing an expenditure of funds in an amount not to exceed \$85,000 to Hogue San Francisco for the purchase of furniture and miscellaneous fixtures for the South Beach Harbor services building; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 159-2005)

Action Taken:

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters

10. Closed Session

(a) Pursuant to Government Code Section 54956.8 to confer with the Agency's real property negotiators in connection with a potential development at 1746 Post Street, Assessor's Block 685, Lot 12, in the Western Addition Redevelopment Project Area A-2. The party with whom the Agency may negotiate is Shogakukan, Inc. Agency negotiators: Marcia Rosen, Joanne Sakai, Gaynell Armstrong, Penny Nakatsu, Tracie Reynolds, and Denise Blades.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President

London Breed, Vice-President

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Leroy King

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A G E N D A 10-17-05 P02-02 R02
Tuesday, October 18, 2005 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site
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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of October 4, 2005

Action Taken: _____

REGULAR AGENDA

STAFF WILL RECOMMEND CONTINUANCE OF ITEM 4 (b)

- (b) Public hearing to hear all persons interested in a Disposition and Development Agreement with The Regents of the University of California

Approving a Disposition and Development Agreement with The Regents of the University of California, a California public corporation, for the development and financing of an affordable housing project; Mission Bay South Redevelopment Project Area (Resolution No. 160-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Considering the Western Addition Citizens Advisory Committee's request for a First Amendment to the Grant Agreement with the San Francisco Juneteenth Committee to increase retroactively, the contract amount by \$13,807 to a total aggregate amount of \$138,807 to cover fundraising shortfalls related to its 2005 Juneteenth event, conditioned upon submission of supporting documentation; Western Addition Redevelopment Project Area A-2 (Resolution No. 161-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(d) Adopting environmental findings pursuant to the California Environmental Quality Act and approving the schematic design for Mission Bay open space parcels P18, P19, and P20 in the Mission Bay South Redevelopment Project Area pursuant to the Owner Participation Agreement with FOCIL-MB, LLC; Mission Bay South Redevelopment Project Area (Resolution No. 162-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(e) Adopting environmental findings pursuant to the California Environmental Quality Act and approving amendments to the Major Phase for Blocks 41 – 43 in the Mission Bay South Redevelopment Project Area, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC; Mission Bay South Redevelopment Project Area (Resolution No. 163-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(f) Authorizing a Personal Services Contract in an amount not to exceed \$370,000 with the Private Industry Council of San Francisco, Inc., a California nonprofit public benefit corporation, from November 1, 2005 to October 31, 2007, to administer an employment and training services contract with Mission Hiring Hall, Inc. through its South of Market Employment Center; Yerba Buena Center Redevelopment Project Area (Resolution No. 164-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(g) Authorizing a 10-year lease with PJR LLC, a California limited liability company, doing business as Samovar Tea Lounge, for 1,954 square feet in the West Café in Yerba Buena Gardens; Yerba Buena Center Redevelopment Project Area (Resolution No. 165-2005)

Action Taken: _____

NOTE: Items 4 (h) through 4 (n) will not be heard prior to 5:30 p.m.

Staff presentation estimated time: 15 minutes

Items 4 (h) through 4 (n) are related to the Mid-Market Redevelopment Plan

(h) Adopting environmental findings and statement of overriding considerations, which includes mitigation monitoring and reporting program, pursuant to the California Environmental Quality Act for the Mid-Market Redevelopment Plan and related documents and actions; Mid-Market Redevelopment Survey Area (Resolution No. 166-2005)

Action Taken: _____

(i) Approving the Report on the Redevelopment Plan for the Mid-Market Redevelopment Project and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco; Mid-Market Redevelopment Survey Area (Resolution No. 167-2005)

Action Taken: _____

(j) Approving the proposed Redevelopment Plan for the Mid-Market Redevelopment Project Area and recommending its adoption by the Board of Supervisors of the City and County of San Francisco; Mid-Market Redevelopment Survey Area (Resolution No. 168-2005)

Action Taken: _____

(k) Adopting rules governing participation by property owners and the extension of reasonable preferences to business occupants in the Mid-Market Redevelopment Project Area; Mid-Market Redevelopment Survey Area (Resolution No. 169-2005)

Action Taken: _____

(l) Approving the Mid-Market Redevelopment Project Delegation Agreement between the City and County of San Francisco and the Agency; Mid-Market Redevelopment Survey Area (Resolution No. 170-2005)

Action Taken: _____

(m) Recommending that the Board of Supervisors adopt the Mid-Market Special Use District as part of its adoption of the Mid-Market Redevelopment Plan; Mid-Market Redevelopment Survey Area (Resolution No. 171-2005)

Action Taken: _____

(n) Commending the Mid-Market Project Area Committee; Mid-Market Redevelopment Survey Area (Resolution No. 172-2005)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

(b) Pursuant to Government Code Section § 54956.8 to confer with the Agency's real property negotiators in connection with the negotiations with Mission Housing Development Corporation, a California nonprofit public benefit corporation, regarding Central Freeway Parcel C, Assessor's Block 768, Lot 13; Western Addition Redevelopment Project Area A-2. Agency negotiators: Marcia Rosen, Olson Lee, James B. Morales, Gaynell Armstrong, Heidi Gewertz, Kate Hartley, and Tiffany Bohee.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



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Richard H. Peterson, Jr., President

London Breed, Vice-President

Francee Covington

Leroy King

Ramon E. Romero

Darshan Singh

Benny Y. Yee

Marcia Rosen, Executive Director
Erwin R. Tanjuaquio, Commission Secretary



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A G E N D A

Tuesday, November 1, 2005 • 4:00 p.m.

10-31-15P14-00-01.V1

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site
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1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

CONTINUED FROM THE OCTOBER 18, 2005 COMMISSION MEETING

Staff presentation estimated time: 10 minutes

(a) Public hearing to hear all persons interested in a Disposition and Development Agreement with The Regents of the University of California

Approving a Disposition and Development Agreement with The Regents of the University of California, a California public corporation, for the purchase of a portion of Block 7, and adopting environmental findings pursuant to the California Environmental Quality Act, for the development of an affordable housing project; Mission Bay South Redevelopment Project Area (Resolution No. 160-2005)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

(a) Approval of Minutes: Meeting of October 18, 2005

(b) Authorizing a Second Amendment to the Tax Increment Loan Agreement with the San Francisco Housing Development Corporation, a California nonprofit public benefit corporation, to modify the sources and use of funds and the loan disbursement budget for the construction of 18 low- and moderate-income first-time homeownership units and ground floor commercial space at 4800 Third Street; Bayview Hunters Point Redevelopment Survey Area; Citywide Tax Increment Housing Program (Resolution No. 173-2005)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

(c) Authorizing the issuance, sale and delivery of multifamily housing revenue bonds in an aggregate principal amount not to exceed \$12,500,000 to assist Banneker Homes Partners, L.P., with, the financing of the acquisition and rehabilitation of affordable residential rental facilities known as Banneker Homes Apartments at 765 Fulton Street and authorizing and approving related actions and authorizing the execution and delivery of related documents; Western Addition Redevelopment Project Area A-2 (Resolution No. 174-2005)

Action Taken: _____

Items 4 (d), 4 (e), and 4 (f) are related to the UCSF project

Staff presentation estimated time: 15 minutes

(d) Adopting environmental findings and a statement of overriding considerations pursuant to the California Environmental Quality Act in connection with the approval of a Memorandum of Understanding and associated documents with The Regents of the University of California, a California public corporation, related to the implementation of The Regents Long Range Development Plan Amendment #2, Hospital Replacement Program, the University of California, San Francisco Campus; Mission Bay South Redevelopment Project Area (Resolution No. 175-2005)

Action Taken: _____

(e) Approving a Memorandum of Understanding with The Regents of the University of California, a California public corporation, and acknowledging the Executive Director's findings of consistency with the Mission Bay South Redevelopment Plan, for the expansion of UCSF facilities in the Mission Bay South Redevelopment Project Area; Mission Bay South Redevelopment Project Area (Resolution No. 176-2005)

Action Taken: _____

(f) Authorizing a Second Amendment to the Mission Bay South Owner Participation Agreement with Catellus Operating Limited Partnership, a Delaware limited partnership, and FOCIL-MB, LLC, a Delaware limited liability company, to allow for the transfer of Blocks 36-39, the Expansion Parcels, to The Regents of the University of California, a California public corporation; Mission Bay South Redevelopment Project Area (Resolution No. 177-2005)

Action Taken: _____

Staff presentation estimated time: 15 minutes

(g) Update on Mission Bay Program in Diversity/Economic Development Program

Staff presentation estimated time: 20 minutes

(h) Adopting environmental findings pursuant to the California Environmental Quality Act and approving the Blocks 2-7 and 13 major phase application in the Mission Bay South Redevelopment Project Area pursuant to the Owner Participation Agreement with FOCIL-MB, LLC; Mission Bay South Redevelopment Project Area (Resolution No. 178-2005)

Action Taken:

(i) Adopting environmental findings pursuant to the California Environmental Quality Act and approving the schematic design for Mission Bay open space parcels P5, P6, P11a, P12, P13, and P15 in the Mission Bay South Redevelopment Project Area pursuant to the Owner Participation Agreement with FOCIL-MB, LLC; Mission Bay South Redevelopment Project Area (Resolution No. 179-2005)

Action Taken:

Staff presentation estimated time: 10 minutes

(j) Authorizing a Personal Services Contract with Forster & Kroeger Landscape Maintenance, Inc., a California corporation, for a term of 1 year with two 1 year options, in an amount not to exceed \$252,220, with a contingency of \$25,000 for extra work on an as needed basis for a total aggregate amount not to exceed \$277,220 to provide landscape maintenance services in Community Facilities District No. 1; Rincon Point-South Beach Redevelopment Project Area (Resolution No. 180-2005)

Action Taken:

Staff presentation estimated time: 10 minutes

(k) Authorizing a Fourth Amendment to the Grant Agreement with the Yerba Buena Alliance, a California nonprofit mutual benefit corporation, to authorize three annual contributions of \$25,000, for a total aggregate amount of \$325,000, and to extend the term for an additional three years from November 1, 2005 to October 31, 2008; Yerba Buena Center Redevelopment Area (Resolution No. 181-2005)

Action Taken:

Staff presentation estimated time: 10 minutes

(l) Adopting an Agency Public Records Policy requiring the Agency to provide enhanced public access to records (Resolution No. 182-2005)

Action Taken:

Staff presentation estimated time: 10 minutes

- (m) Workshop on the proposed Market-Octavia Neighborhood Plan; on proposed affordable housing development programs for Agency-owned Central Freeway parcels: G, K, O, Q, and U; and on a proposed amendment to the Western Addition A-2 Redevelopment Plan regarding conformance of certain land use controls with the Market-Octavia Plan; Citywide Tax Increment Housing Program and Western Addition A-2 Redevelopment Project Area

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

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London Breed, Vice-President

Frances Covington

Leroy King

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A G E N D A

Tuesday, November 15, 2005 • 4:00 p.m.

11-11-05A10:20 RCV

ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business **None.**
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Meeting of November 1, 2005
- (b) Authorizing the publication of the San Francisco Redevelopment Agency's official notices and advertisements in those newspapers designated, from time to time, as the official newspapers of the City and County of San Francisco (Resolution No. 183-2005)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Memorializing and commending the contributions of Cheryl Evonne Towns to the Redevelopment Agency of the City and County of San Francisco (Resolution No. 184-2005)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (d) Workshop on the Draft Redevelopment Plan Amendments for the Hunters Point, India Basin Industrial Park and Bayview Industrial Triangle Redevelopment Projects; Hunters Point, India Basin Industrial Park and Bayview Industrial Triangle Redevelopment Project Areas and the Bayview Hunters Point Redevelopment Survey Area

Staff presentation estimated time: 10 minutes

- (e) Authorizing a Fifth Amendment to the Personal Services Contract with EIP Associates, a California corporation, in an amount not to exceed \$39,000 for a total aggregate amount not to exceed \$992,000 for consulting services related to the completion of the Environmental Impact Report on the Bayview Hunters Point Redevelopment Plan Amendments; Hunters Point, India Basin Industrial Park and Bayview Industrial Triangle Redevelopment Project Areas, Bayview Hunters Point Redevelopment Survey Area (Resolution No. 185-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(f) Authorizing a First Amendment to the Amended and Restated Tenant Improvement Construction Grant Agreement with the Museum of the African Diaspora, a California nonprofit public benefit corporation, to increase the grant by an amount not to exceed \$150,000 to a total amount not to exceed \$5,150,000 for the museum facility located at 685 Mission Street, on a portion of Parcel EB-2A, on the south side of Mission Street between New Montgomery and Third Streets; Yerba Buena Center Redevelopment Project Area (Resolution No. 186-2005)

Action Taken: _____

STAFF WILL RECOMMEND CONTINUANCE OF ITEMS 4 (g) THROUGH 4 (m)

Items 4 (g) through 4 (m) are related to the approval of implementation plans

(g) Public hearing to hear all persons interested in the implementation plan for the Embarcadero Lower-Market (Golden Gateway) Redevelopment Project Area

Approving the implementation plan for the Embarcadero Lower-Market (Golden Gateway) Redevelopment Project Area (Resolution No. 187-2005)

Action Taken: _____

(h) Public hearing to hear all persons interested in the implementation plan for the Yerba Buena Center Redevelopment Project Area

Approving the implementation plan for the Yerba Buena Center Redevelopment Project Area (Resolution No. 188-2005)

Action Taken: _____

(i) Public hearing to hear all persons interested in the implementation plan for the Rincon Point – South Beach Redevelopment Project Area

Approving the implementation plan for the Rincon Point – South Beach Redevelopment Project Area (Resolution No. 189-2005)

Action Taken: _____

(j) Public hearing to hear all persons interested in the implementation plan for the Western Addition Redevelopment Project Area A-2

Approving the implementation plan for the Western Addition Redevelopment Project Area A-2 (Resolution No. 190-2005)

Action Taken: _____

(k) Public hearing to hear all persons interested in the implementation plan for the Hunters Point Redevelopment Project Area

Approving the implementation plan for the Hunters Point Redevelopment Project Area (Resolution No. 191-2005)

Action Taken: _____

(l) Public hearing to hear all persons interested in the implementation plan for the India Basin Industrial Park Redevelopment Project Area

Approving the implementation plan for the India Basin Industrial Park Redevelopment Project Area (Resolution No. 192-2005)

Action Taken:

(m) Public hearing to hear all persons interested in the implementation plan for the Mission Bay North and South Redevelopment Project Areas

Approving the implementation plan for the Mission Bay North and South Redevelopment Project Areas (Resolution No. 193-2005)

Action Taken:

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Staff presentation estimated time: 10 minutes

(a) Pursuant to Government Code §54956.8 to confer with the Agency's real property negotiators in connection with the Emeric-Goodman Building, 1109-1121 Geary Boulevard, Assessors Block 714, Lot 18; Western Addition Redevelopment Project Area A-2. Agency negotiators: Marcia Rosen, Olson Lee, James B. Morales, Gaynell Armstrong, and Sally Oerth.

Staff presentation estimated time: 10 minutes

(b) Pursuant to Government Code §54956.8 to confer with the Agency's real property negotiators with respect to renegotiation of the Disposition and Development Agreement and related documents. The property is located at 1881 Bush Street, San Francisco, California, 94109, Parcels 674 -C & F, Western Addition A-2 and the owner of the property with whom the Agency may negotiate with is Japanese American Religious Federation Assisted Living Facility, Inc. and its lender National Cooperative Bank Development Corporation. Agency negotiators: Olson Lee, Judy, Eng, David Sobel and Tracie Reynolds.

Staff presentation estimated time: 10 minutes

(c) Pursuant to Government Code §54956.8 to confer with the Agency's real property negotiators with respect to price and terms of payment. The property is the former Hunters Point Naval Shipyard in the Hunters Point Shipyard Redevelopment Project Area. Agency Negotiators: Marcia Rosen, Joanne Sakai, Olson Lee, Erinn Lopez and Nicole Franklin.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Richard H. Peterson, Jr., President

London Breed, Vice-President

Francee Covington

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A G E N D A

Tuesday, December 6, 2005 • 4:00 p.m.

12-3-05 A10-13 REV

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

CONTINUED FROM THE NOVEMBER 15, 2005 COMMISSION MEETING

STAFF WILL RECOMMEND FURTHER CONTINUANCE OF ITEMS 3 (a) AND 3 (b)

(a) Public hearing to hear all persons interested in the implementation plan for the Rincon Point – South Beach Redevelopment Project Area

Approving the implementation plan for the Rincon Point – South Beach Redevelopment Project Area (Resolution No. 189-2005)

Action Taken: _____

(b) Public hearing to hear all persons interested in the implementation plan for the Mission Bay North and South Redevelopment Project Areas

Approving the implementation plan for the Mission Bay North and South Redevelopment Project Areas (Resolution No. 193-2005)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- Approval of Minutes: Meeting of November 15, 2005
- Approving an amendment to the overall development plan for Parcel X4 to extend the schedule of performance, pursuant to an Owner Participation Agreement with X-4 Dolphin LLC, a Delaware limited liability company; Mission Bay South Redevelopment Project (Resolution No. 194-2005)
- Authorizing staff to extend the term by six months and increase the budget by \$20,000, for a total aggregate amount not to exceed \$120,000; for the Agency's panel of surveying and mapping firms; All Redevelopment Project Areas and Survey Areas (Resolution No. 195-2005)

(d) Authorizing a Second Amendment to the Personal Services Contract with the Corporation for Supportive Housing, a Delaware-based nonprofit corporation, for a three-month extension, beginning January 1, 2006 and ending March 31, 2006, for as-needed technical assistance services to supportive housing developers and operators; Citywide Tax Increment Housing Program (Resolution No. 196-2005)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

(e) Memorializing and commanding the contributions of Jo Mae Garry to the Redevelopment Agency of the City and County of San Francisco (Resolution No. 197-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(f) Status report on the Sheba Lounge loan agreements and consideration of the Agency's proposal to increase the tenant improvement loan portion of the various construction loans to Sheba Lounge, LLC, a California limited liability company, by \$100,000 for an aggregate amount not to exceed \$300,000 and to make other related amendments to the loans associated with the Sheba Lounge located at 1419 Fillmore Street; Western Addition Redevelopment Project Area A-2

Items 4 (g) and 4 (h) are related to the 200 Jennings Street project

Staff presentation estimated time: 10 minutes

(g) Authorizing an Owner Participation Agreement with White Cap Construction Supply, Inc., a Delaware corporation, for the proposed development at 200 Jennings Street, located at the corner of Jennings and Newhall Streets (Assessor's Block 4570, Lot 23); India Basin Industrial Park Redevelopment Project Area (Resolution No. 198-2005)

Action Taken: _____

(h) Conditionally approving the schematic design for the proposed development of a storage/warehouse building and other site improvements by White Cap Construction Supply, Inc., a Delaware corporation, at 200 Jennings Street, located at the corner of Jennings and Newhall Streets (Assessor's Block 4570, Lot 23); India Basin Industrial Park Redevelopment Project Area (Resolution No. 199-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(i) Approving a three-year personal services contract for fiscal agent and administrative services for the South of Market Project Area Committee with the San Francisco Community Clinic Consortium, a California non-profit public benefit corporation, and a first-year budget in an aggregate amount not to exceed \$193,423, subject to appropriations; South of Market Earthquake Recovery Redevelopment Project Area (Resolution No. 200-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(j) Authorizing exclusive negotiations with Zimmer Gunsul Frasca Partnership for a personal services contract to prepare a streetscape and open space plan for the Transbay Redevelopment Project Area; Transbay Redevelopment Project Area (Resolution No. 201-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(k) Authorizing a First Amendment to the Personal Services Contract with Seifel Consulting, Inc., a California corporation, to prepare redevelopment plan documents for adoption, in an amount not to exceed \$275,000; Visitacion Valley Survey Area (Resolution No. 202-2005)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A

Tuesday, December 20, 2005 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Erwin R. Tanjuaquio at 415-749-2457 at least 72 hours prior to the meeting/hearing. American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**
3. Matters of Unfinished Business

ITEMS 3(a), (b), (d), (e) AND (f) CONTINUED FROM THE NOVEMBER 15, 2005 COMMISSION MEETING

ITEMS 3(c) and (g) CONTINUED FROM THE NOVEMBER 15, AND DECEMBER 6, 2005 COMMISSION MEETING

Staff presentation estimated time: 20 minutes

(a) Public hearing to hear all persons interested in the implementation plan for the Embarcadero Lower-Market (Golden Gateway) Redevelopment Project Area

Approving the implementation plan for the Embarcadero Lower-Market (Golden Gateway) Redevelopment Project Area (Resolution No. 187-2005)

Action Taken:_____

(b) Public hearing to hear all persons interested in the implementation plan for the Yerba Buena Center Redevelopment Project Area

Approving the implementation plan for the Yerba Buena Center Redevelopment Project Area (Resolution No. 188-2005)

Action Taken:_____

(c) Public hearing to hear all persons interested in the implementation plan for the Rincon Point – South Beach Redevelopment Project Area

Approving the implementation plan for the Rincon Point – South Beach Redevelopment Project Area (Resolution No. 189-2005)

Action Taken:_____

(d) Public hearing to hear all persons interested in the implementation plan for the Western Addition Redevelopment Project Area A-2

Approving the implementation plan for the Western Addition Redevelopment Project Area A-2 (Resolution No. 190-2005)

Action Taken:_____

(e) Public hearing to hear all persons interested in the implementation plan for the Hunters Point Redevelopment Project Area

Approving the implementation plan for the Hunters Point Redevelopment Project Area (Resolution No. 191-2005)

Action Taken:_____

(f) Public hearing to hear all persons interested in the implementation plan for the India Basin Industrial Park Redevelopment Project Area

Approving the implementation plan for the India Basin Industrial Park Redevelopment Project Area (Resolution No. 192-2005)

Action Taken: _____

(g) Public hearing to hear all persons interested in the implementation plan for the Mission Bay North and South Redevelopment Project Areas

Approving the implementation plan for the Mission Bay North and South Redevelopment Project Areas (Resolution No. 193-2005)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

(a) Approval of Minutes: Meeting of December 6, 2005

(b) Authorizing a Seventh Amendment to the Regulatory and Grant Agreement with Mary Elizabeth Inn, ("MEI") a California nonprofit public benefit corporation and California Properties of Woman's Division, Inc., a California nonprofit public benefit corporation, to modify the Grant Agreement to reallocate funds between budget line items, for 88 low-and very-low income rental units for women, 1040 Bush Street; Citywide Tax Increment Housing Program (Resolution No. 204-2005)

Action Taken: _____

REGULAR AGENDA

No staff presentation

(c) Election of President and Vice President (calendar year 2006)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(d) Authorizing an expenditure of funds in an amount not to exceed \$419,045 to One South Associates, LLC, a Delaware limited liability company, pursuant to the Agency's sublease with the City and County of San Francisco for costs in excess of the Agency's portion of the tenant improvement allowance for the fifth floor of One South Van Ness Avenue; and authorizing execution of a letter agreement with the City and County of San Francisco's Department of Telecommunications and Information Services in an amount not to exceed \$144,300 for the purchase and installation of telephone equipment at One South Van Ness Avenue (Resolution No. 205-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(e) Authorizing a Personal Services Contract with Arc Ecology, a California nonprofit corporation, to provide environmental outreach and information services to the Bayview Hunters Point community for a term of one year, with two 1-year extension options, in an amount not to exceed \$283,500 per year, for a total aggregate amount not to exceed \$850,500; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 206-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(f) Authorizing a Personal Services Contract with Willie B. Kennedy, a sole proprietorship, DBA W. B. Kennedy & Associates, to provide administrative support, outreach and information services to the Hunters Point Shipyard Citizens Advisory Committee for a term of one year, with two 1-year options to extend, in an amount not to exceed \$175,000 per year, for a total aggregate amount not to exceed \$525,000; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 207-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(g) Authorizing a Personal Services Contract with C.H. Elliott & Associates, a sole proprietor, to provide real estate consulting services for a term of 1 year, in an amount not to exceed \$40,000; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 208-2005)

Action Taken: _____

Items 4 (h) and 4 (i) are related to the 766 Harrison Street project

Staff presentation estimated time: 10 minutes

(h) Adopting a Preliminary Negative Declaration and authorizing an Owner Participation Agreement with Baker Hamilton Properties, LLC, a California limited liability company, for the development of a 98-unit, single-room-occupancy residential project at 766 Harrison Street, located between Fourth and Lapu-Lapu Streets (Assessor's Block 3751, Lot 153); Yerba Buena Center Redevelopment Project Area (Resolution No. 209-2005)

Action Taken: _____

(i) Approving a modification to the rear-yard requirement and conditionally approving a schematic design for the development of a 98-unit, single-room-occupancy residential project at 766 Harrison Street, located between Fourth and Lapu-Lapu Streets (Assessor's Block 3751, Lot 153); Yerba Buena Center Redevelopment Project Area (Resolution No. 210-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(j) Authorizing a Personal Services Contract with Wagstaff and Associates, a California corporation, for a term of one year, with two, 1-year extension options, for a total aggregate amount not to exceed \$270,000 for three years, to prepare an Environmental Impact Report; Visitacion Valley Redevelopment Survey Area (Resolution No. 211-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(k) Authorizing a two year and six month Housing Opportunities for Persons With AIDS Rental Subsidy Agreement with the Housing Authority of the City and County of San Francisco for the HOPWA rental assistance program in an annual amount not to exceed \$3,250,000, for a total aggregate amount not to exceed \$8,125,000; Housing Opportunities for Persons With AIDS Program (Resolution No. 212-2005)

Action Taken: _____

Staff presentation estimated time: 10 minutes

(l) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, in an annual amount not to exceed \$260,000, for a total aggregate amount not to exceed \$650,000, from January 1, 2006 to June 30, 2008, to provide supportive services related to the HOPWA Rental Subsidy Program; Housing Opportunities for Persons With AIDS Program (Resolution No. 213-2005)

Action Taken: _____

Items 4 (m) and 4 (n) are related to the Transbay Redevelopment Project Area

Staff presentation estimated time: 10 minutes

(m) Approving an intergovernmental agreement for reimbursement of Agency administrative fees with the Transbay Joint Powers Authority for the implementation of the Transbay Redevelopment Plan; Transbay Redevelopment Project Area (Resolution No. 214-2005)

Action Taken: _____

(n) Approving a loan agreement with the Transbay Joint Powers Authority for the implementation of the Transbay Redevelopment Plan; Transbay Redevelopment Project Area (Resolution No. 215-2005)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session **None.**
11. Adjournment

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